



**14 Brian Avenue, Waltham, North East Lincolnshire, DN37 0JS**  
**£135,000**



### Key Features:

- Mid Terrace Property
- Highly Regarded Village Of Waltham
- Three Bedrooms
- Summer House/Studio
- Popular School Catchment
- Ideal First Time Purchase
- Off Road Parking

Found in the highly regarded village of Waltham, a three bedroom mid terrace property situated close to local amenities and within catchment of popular schools.

The accommodation offers scope for a scheme of modernisation, and comprises; entrance hall, a bay fronted lounge, dining room, kitchen, and to the first floor are three bedrooms and a bathroom. Outside, there is valuable off road parking for two vehicles, and a good sized rear garden featuring a spacious and versatile summer house/studio. An ideal first time purchase...Viewing Highly Recommended.





### ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase to the first floor.

### LOUNGE

14'0" x 12'9" (4.27 x 3.90)

Measured into bay window.

A bay fronted lounge with open archway to:-

### DINING ROOM

8'2" x 8'0" (2.49 x 2.44)

With patio doors opening onto the rear garden.

### KITCHEN

9'2" x 8'7" (2.80 x 2.62)

Comprising of white wall and base units, built-in oven, gas hob, plumbing for a washing machine and space for further appliances. Rear aspect window, and access to the rear garden.

### FIRST FLOOR LANDING

With access to the loft (via a drop-down ladder, and boarded).

### BEDROOM 1

11'11" x 10'0" (3.64 x 3.05)

To front aspect, with a large range of fitted wardrobes/storage.

### BEDROOM 2

10'10" x 8'1" (3.31 x 2.48)

A second double bedroom, to rear aspect. With wall mounted gas central heating boiler (New as of 2019).

### BEDROOM 3

7'4" x 6'2" (2.25 x 1.90)

To front aspect, with stairs bulkhead.

### BATHROOM

7'4" x 6'0" (2.26 x 1.85)

Fitted with a vanity sink unit, wc, and panelled bath with electric shower over.

### OUTSIDE

The property is set open plan to the front having a full width driveway for two cars. The rear garden offers a good degree of privacy and is mainly laid to paving and decorative gravelled stone. Pergola with seating, shed, and gated access to the rear passageway.

### SUMMER HOUSE/STUDIO

15'8" x 9'1" (4.78 x 2.78)

Providing endless opportunities, ideal as a work from home studio, gym, or summer house/garden bar.

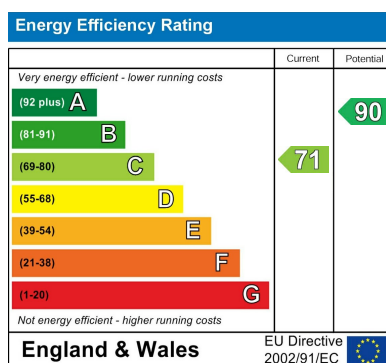
### TENURE

FREEHOLD

### COUNCIL TAX BAND

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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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