



Flat 1, 85 Abbey Road, Grimsby, DN32 0HN

FOR SALE - £120,000

CanTERS
Chartered Surveyors

Well-presented Two Bedroom flat / Ground Floor / Forms part of a traditional bay fronted terrace

Sought after residential area / Close to Town Centre, Railway Station and Peoples Park / Rear Garden and Parking

Please note only part of this property is for sale

A well-presented Two Bedroom Ground Floor Flat forming part of a traditional bay fronted terrace in this highly regarded and much sought after residential area. Found within Wellow Conservation Area and just a short walk from the Town Centre, Railway Station and Peoples Park, the accommodation briefly comprises; Communal Hallway, Living Room, Kitchen, Two Bedrooms and Bathroom together with Part of the Rear Garden and a Parking Space.

The property benefits from having majority Upvc Double Glazed Windows and a Gas Fired Central Heating System.

Communal Entrance Hall	Having glazed timber door and decorative ceiling.
Ground Floor Flat Hallway	Having timber part glazed door and a useful understairs cupboard.
Sitting Room	4.50m x 4.53m Found to the front of the property and having a feature fireplace with inset cast iron solid fuel fire with decorative tiling, marble hearth and mirror over. Decorative ceiling, cornice and picture rail. Single glazed walk-in sash window overlooking the front garden and wall lights.
Bedroom 1	4.23m x 3.88m With cornicing and picture rail. A Upvc double glazed door provides access to the rear garden.
Bedroom 2	3.70m x 2.46m With coving to the ceiling and a window to the side aspect.
Kitchen	2.55m x 3.46m plus 1.80m x 1.66m L-shaped and having dual aspect windows. Fitted with a range of cream high gloss wall cupboards and base units with contrasting wood effect worktops and incorporating a double drainer sink unit with mixer tap over. Built-in stainless-steel oven, four ring gas hob with chimney style extractor over. Space for both a washing machine and a fridge freezer and a Upvc part double glazed door provides access to the rear.
Bathroom	With modern white suite comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap and a low flush WC. Wall mounted chrome towel rail and part mermaid boarding to the walls. Window to side aspect.
Outside	The property stands back behind a low-level brick wall with the front garden being laid to decorative stone. A shared footpath leads to the entrance door. To the rear the property benefits from a paved patio together with part of the rear garden and a parking space. Vehicular access is over a private road which leads from Abbey Road to the rear of the property.
Tenure	We understand the property is of leasehold tenure for a term which commenced on 25 March 1988 at a peppercorn ground rent for 189 years. We are presently awaiting solicitors' confirmation.
Council Tax Band:	A - NB: This can be reviewed by the Local Authority.
EPC Rating:	D

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 05/07/2024

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Property Management and Lettings

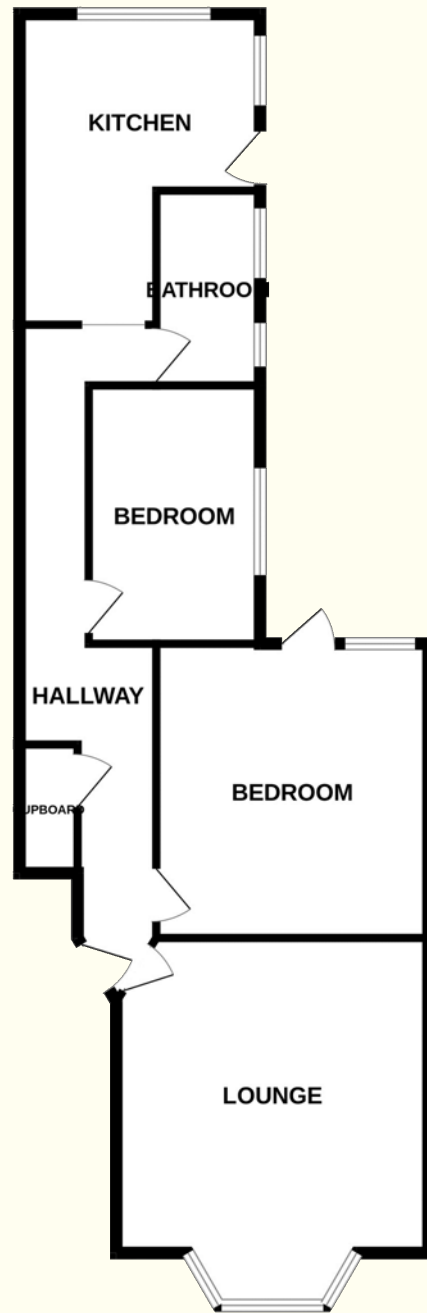
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