



Farmhouse Mews, New Waltham, DN36 4YA

**FOR SALE - £135,000**

**CanTERS**

Chartered Surveyors



A Two Bedroom Mid Terraced Mews Style property found within a block paved cul-de-sac development within the heart of the ever-popular village of New Waltham. The property, which benefits from Upvc Double Glazed Windows and a Gas Fired Central Heating System, briefly comprises; Living Room, Kitchen, Two Bedrooms and Bathroom together with off road parking and a garden.

The property is ideally placed for village amenities which include convenience stores, hot food takeaways, pharmacy, village hall together with New Waltham Academy and Enfield Academy of New Waltham and being not far from Toll Bar Academy.

<b>Sitting Room</b>	4.54m x 3.87m (including staircase) Having coving to the ceiling, a tiled fireplace with electric pebble effect fire and a spelled staircase to the first-floor accommodation.
<b>Kitchen</b>	3.86m x 2.56m Fitted with a range of wall cupboards and base units with contrasting worktops incorporating a single drainer sink unit with mixer tap over. Built in oven, four ring gas hob with extractor over and space for both a washing machine and fridge freezer. Wall mounted boiler, window overlooking the rear garden and a Upvc double glazed door providing access to the exterior.
<b>Bedroom 1</b>	3.86m x 2.60m With window to rear aspect.
<b>Bedroom 2</b>	2.85m x 2.56m plus recess. With window to front aspect and airing cupboard containing hot water cylinder.
<b>Bathroom</b>	With suite comprising; bath with shower over, pedestal wash hand basin, low flush WC and part tiled walls.
<b>Outside</b>	To the front the garden is open plan and laid to lawn with a paved pathway and block paved parking area. The property also benefits from a second parking space contained within the landscaped gardens fronting onto Station Road. The enclosed rear garden has fenced boundaries with gate. The garden is paved and benefits from an outside water tap.
<b>Tenure</b>	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
<b>Council Tax Band:</b>	'B' NB: This can be reviewed by the Local Authority.
<b>EPC Rating:</b>	'C'

#### **FURTHER INFORMATION AND TO VIEW:**

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

**Please note that the Vendor of this property is related to a Partner in the firm.**

**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

#### **Property Management and Lettings**

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

#### **Free Valuation Service**

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/01/2025

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Canters**  
www.canters.co.uk

**01472 356143**

## ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/01/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



## ADDITIONAL PHOTOS & PLANS



Bathroom



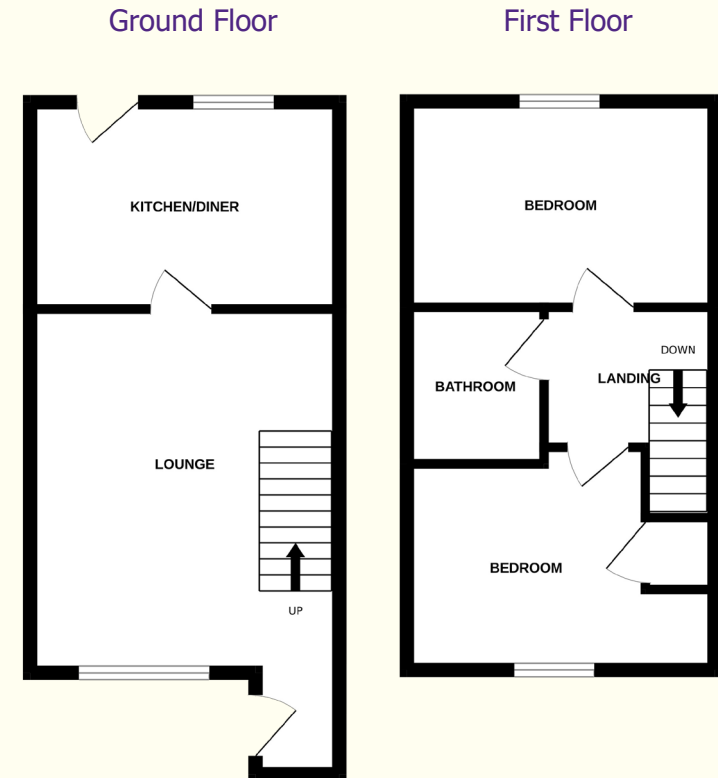
Front Garden



Rear Garden



Rear Elevation



**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/01/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.