



10 Gloucester Avenue, Grimsby, DN34 5BW

FOR SALE - £164,950

CanTERS

Chartered Surveyors

A Traditional Bay Fronted 1930s Semi-Detached House found within this highly regarded and much sought after residential area. The property has had an extension to the side and also to the rear and was originally open plan between the kitchen & dining room and this could be reverted back to subject to the removal of a stud partition. The property also benefits from Upvc Double Glazed Windows and a Gas Fired Central Heating System.

The property briefly comprises; Entrance Hall, Living Room, Sitting/Dining Room and Kitchen to the ground floor with the first floor having Four Bedrooms and a Shower Room. There is a driveway to the front and a lovely mature garden to the rear.

The property is conveniently located for a wide variety of amenities and facilities including St. James Tennis Club, University Centre Grimsby/Grimsby Institute, Franklin Sixth Form College and having a number of local shops nearby together with a regular bus service.

Entrance Hall	Having Upvc part double glazed entrance door, coving to the ceiling and two understairs cupboards.
Living Room	4.58m into bay x 3.64m With feature fireplace having wooden surround, tiled back and a free standing gas fire. Coving to the ceiling, wall lights and a walk in bay window overlooking the front garden.
Sitting Room/Dining Room	6.00m max x 3.36m max Found at the rear of the property and having feature fireplace with inset living flame coal effect fire, fitted shelves and a window overlooking the rear garden.
Kitchen	4.81m x 2.14m With a range of fitted wall cupboards and base units with contrasting worktops and table incorporating a stainless steel single drainer sink unit with mixer tap over. Built in oven, four ring electric hob with extractor over. Integrated fridge, space for a full size dishwasher and washing machine . Tiling to the floors, dual aspect windows and a part double gazed Upvc door leading out to the rear garden.
Bedroom 1	3.85m x 2.73m (to wardrobes) With a range of fitted wardrobes, cupboards and a window overlooking the rear garden.
Bedroom 2	3.49m x 3.06m (to wardrobes) Fitted with a range of wardrobes, cupboards and drawers and a window to the front aspect.
Bedroom 3	2.69m x 2.10m With window to rear aspect.
Bedroom 4	4.34m x 2.18m With dual aspect windows.
Shower Room	With suite comprising; walk in shower with glass screen and combination rainhead and separate attachment. Vanity style wash hand basin with mixer tap over and low flush WC. Mermaid boarding and tiling to the walls and a window to the front aspect.
Outside	The property stands back behind a brick wall with two wrought iron gates leading to the front garden. The garden is laid partly to lawn with borders. Two timber gates provide access to the side of the property. The mature rear garden is laid partly to lawn with established borders containing a wide variety of plants and shrubs. There is a raised patio and steps together with decorative stone beds and both a garden shed and greenhouse.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'B' 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: 28/04/2024

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ADDITIONAL PHOTOS & PLANS



Hallway



Living Room



Kitchen



Kitchen



Sitting Room



Bedroom 1

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Bedroom 2



Bedroom 4



Shower Room



Front Garden



Rear Garden



Rear Garden

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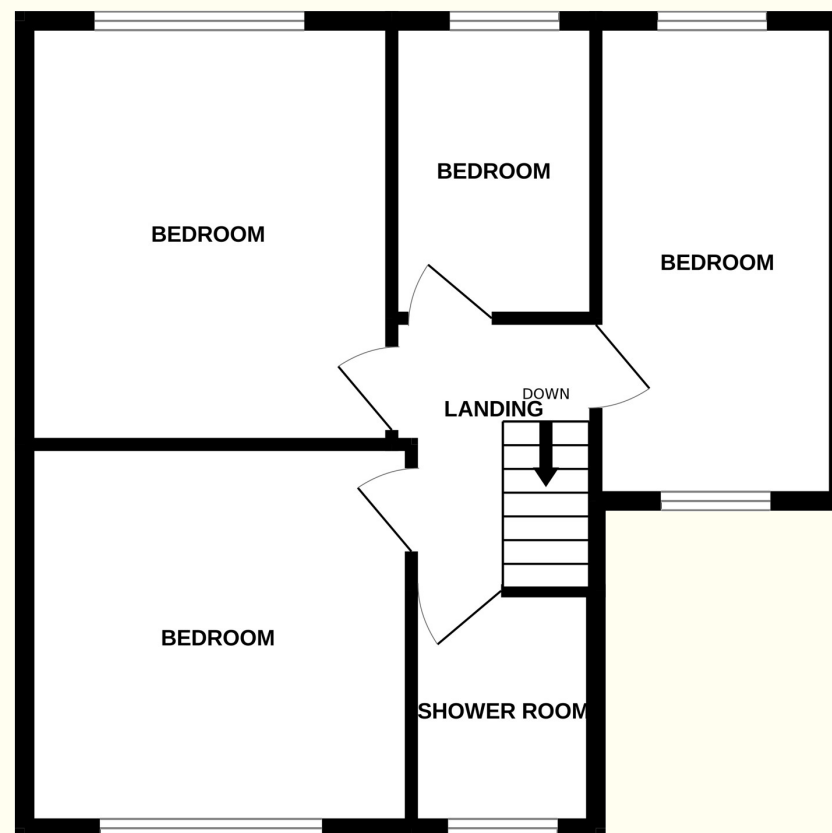
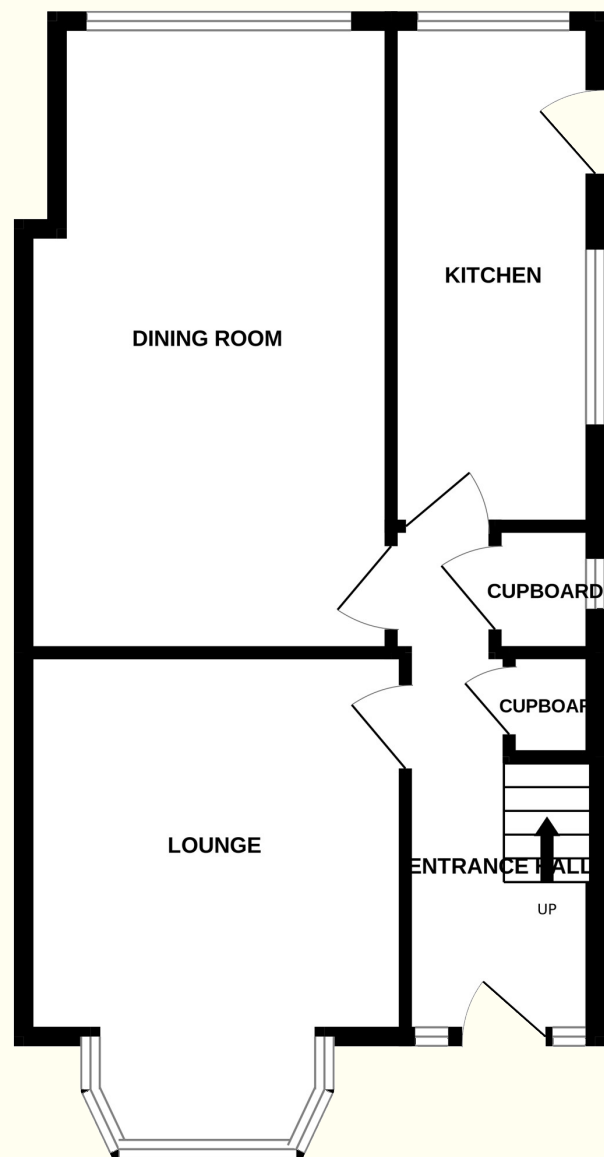
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