

MARTIN MASLIN

9 GERVASE HOLLES WAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 1BF



Fronting onto this modern development built in 2017 by Cyden Homes to their Jade Plus specification is this larger than average mid town house incorporating two excellent size double bedrooms. Selective updating by the current owner includes designer Karndean flooring, a refurbished staircase and oak panelled wooden doors to the ground floor. The accommodation comprises:- Canopied front porch with composite front door, open plan Lounge with a polished wood staircase, a superb modern Kitchen with a breakfast bar, a range of fitted appliances, and a separate Cloakroom/W.C. Upstairs there are two excellent size bedrooms and a bathroom with a white three piece suite. Outside there are two allocated parking spaces to the front (each extending to 16'6") whilst the rear garden has a block paved patio and is mainly gravelled for ease of maintenance, and there is a garden store and fencing to the perimeters ensuring privacy for the present owner. EPC Rating – B.

£139,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE PORCH

Smart canopied entrance porch with sensor lighting.

LOUNGE

4.83m (15'10") x 3.84m (12'7")

The composite front door leads directly into the spacious open plan lounge area which features Karndean designer flooring and a refurbished stained pine staircase leading to the first floor level, forming a useful open recess. There is a uPVC double glazed front window and a central heating radiator.

KITCHEN

3.81m (12'6") x 3.68m (12'1") max.

Fitted with a range of shaker style light woodgrain cabinets complemented by wood effect laminate worksurfaces incorporating a 1.5 bowl stainless steel sink with matching upstands. There is underlighting to the units and further useful breakfast bar. Built-in appliances include a Neff four ring gas hob with stainless steel backplate and extractor fan above and an electric stainless steel oven. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. The room has the benefit of tile effect ceramic flooring, a uPVC double glazed rear window, central heating radiator and further double glazed door onto the garden. We are advised that freestanding appliances are available by separate negotiation.

CLOAKROOM

Situated off the kitchen, fitted with a white suite comprising W.C, slimline pedestal handbasin with shelf above and a radiator.

LANDING

With a spelled balustrade, central heating radiator and access to the loft space.

BEDROOM ONE

5.03m (16'6") x 3.66m (12'0")

A spacious bedroom with two built-in storage cupboards, central heating radiator and a uPVC double glazed front window.

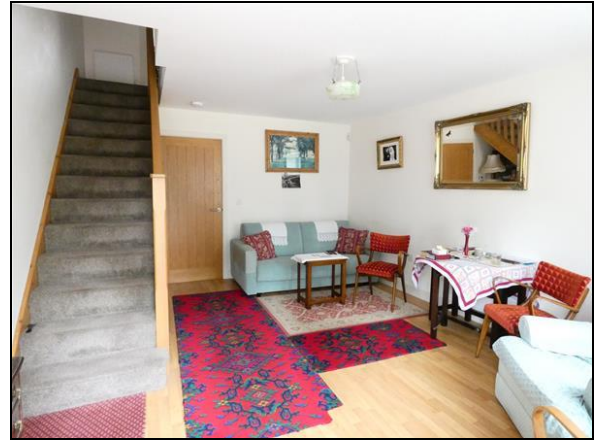
BEDROOM TWO

5.03m (16'6") x 2.69m (8'10")

An excellent size second bedroom with built-in storage cupboard, central heating radiator and a uPVC double glazed rear window.

BATHROOM

Featuring a white fitted suite comprising W.C, vanity unit with ceramic sink unit and monobloc tap and a 'P' shaped bath with thermostatic shower above. There is tiling to the lower walls, a chrome heated towel rail and vinyl flooring.



LOUNGE



KITCHEN



LANDING

OUTSIDE

There are two allocated parking spaces to the front with a small low maintenance garden. A brick covered passageway to one side allows access into the rear garden. Well designed for ease of maintenance and, it features an attractive Indian slate patio, gravelled areas and fencing to the perimeters. The rear garden is primarily South facing, ideal for the Summer months. There is a wooden garden shed at the end of the garden, which is included in the sale.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic Combi ESP1 30 located in the Kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and is in Council Tax Band B. The property is Freehold subject to Solicitors verification.

VIEWINGS

Viewing is strictly by appointment through the Agents on Grimsby 311000.

A video walkthrough tour can be found on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Gervase Holles Way is located just off Cordeaux Drive. Local shops and amenities are within walking distance and regular buses serve the area.



BEDROOM ONE



BEDROOM TWO



BATHROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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