



ELM AVENUE

Grimsby

£110,000

le+ sand
...property sales

Letsand...Property Management are delighted to offer for sale this well presented terraced home that is located in this extremely popular residential position within easy reach of Grimsby Town Centre and all amenities. Having undergone a full scheme of modernisation in recent years this property is considered to be the perfect first time buy or investment. The property is currently tenanted and the tenant would like to remain but can equally be offered with vacant possession. The uPVC double glazed and gas centrally heated accommodation briefly comprises; Entrance Hall, bay fronted Lounge, Sitting Room, modern dual aspect fitted Kitchen, 3 Bedrooms, Bathroom with modern white suite, Front and Rear Gardens.

uPVC double glazed entrance door opens into;

Entrance Hall

With radiator and door into;

Lounge - 13'2 into the bay x 10'9

With uPVC walk in bay window to front and radiator.

Sitting Room - 14'2 x 10'11

With understairs cupboard, radiator and uPVC double glazed window to the rear.

Kitchen - 12'3 x 8'7

A superb dual aspect fitted kitchen with a range of modern white fronted units, stainless steel sink unit, radiator, plumbing for washing machine, built in electric oven and hob and uPVC side entrance door.





Stairs off hallway to first floor landing with radiator and hatch to loft.

Bedroom 1 - 14' x 11'6

With uPVC double glazed window to front and radiator.

Bedroom 2 - 11'1 x 8'6

With uPVC double glazed window to rear and radiator.

Bedroom 3 - 8'8 x 6'8

With uPVC double glazed window to rear and radiator.

Bathroom - 5'7 x 5'2

With a white suite comprising panelled bath with shower attachment to taps, pedestal washbasin and low flush WC. The room also comprises a heated towel rail and uPVC double glazed window to side.



Front Garden

There is a small front garden with hedged borders and pathway to front door.

Rear Garden

The garden is enclosed by fencing to all sides and laid to lawn, the lawn will require some attention.

Tenure

Leasehold. The property is on a 999 year lease from 1st January 1929 with a current Ground Rent of £3.00 per annum.





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