



39 Bramley Close Grimsby, North East Lincolnshire DN33 3TZ

We are delighted to offer for sale this NEARLY NEW THREE BEDROOM MID TERRACE PROPERTY situated on the ever popular Springfield Park, with in walking distance of local amenities, Grimsby Rugby Club and Scartho Community Centre where various social activities can be enjoyed. Within 2 miles is the Diana Princess of Wales Hospital with an A & E Department. The property benefits from gas central heating and uPVC double glazed with the accommodation comprising of; Lounge, kitchen diner, cloaks/W.C. and to the first floor three bedrooms and family bathroom. Private enclosed rear garden with open plan front garden providing off road parking for two vehicles. Viewing is highly recommended.

£162,500

- UNDER ONE YEAR OLD
- 9 YEAR WARRANTY
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- CLOAKS/WC
- THREE BEDROOMS
- BATHROOM
- REAR GARDEN
- PARKING TWO VEHICLES



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Access via a composite door.

LOUNGE

16'6" x 12'7" (5.04 x 3.84)

Having a uPVC double glazed window to the front aspect, carpeted flooring with built in entrance mat and carpeted stairs leading to the first floor with open spindle balustrade. Radiaor.



LOUNGE

Additional Photograph



CLOAKS/WC

6'2" x 3'3" (1.89 x 1.00)

Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with tiled floor, fan and radiator.



KITCHEN DINER

12'7" x 11'2" (widest) (3.84 x 3.42 (widest))

The modern kitchen diner benefits from a range of grey wall and base units with contrasting work surfaces and incorporates a composite sink and drainer, gas hon with chimney style extractor hood above , stainless steel splash back and electric fan assisted oven beneath. Ample space for an automatic washing machine and free standing fridge freezer. Finished with tiled flooring, radiator and uPVC double glazed window and door leading to the garden.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued open spindle balustrade, carpeted flooring, large storage cupboard and radiator. Loft access to the ceiling.



BEDROOM ONE

16'6" x 9'7" (5.04 x 2.94)

Having a uPVC double glazed window to the front aspect, carpeted flooring, radiator and large storage cupboard.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

11'2" x 9'9" (3.41 x 2.99)

The second double bedroom is to the rear of the property and has carpeted flooring, radiator and uPVC double glazed window.



BEDROOM THREE

8'9" x 6'5" (2.69 x 1.96)

The third bedroom has a rear uPVC double glazed window to the rear, carpeted flooring and radiator.



BATHROOM

6'9" x 5'6" (2.08 x 1.69)

Benefitting from a white three piece suite comprising of; P-Shaped bath with shower over and glazed screen, hand wash basin with unit below, low flush wc, part tiled walls, vinyl flooring, radiator and fan fitted.



OUTSIDE

GARDENS

The front of the property is paved to provide off road parking for two vehicles and has a side passage way leading to the rear garden. the rear garden is mainly laid to lawn with a paved patio, fenced boundaries and wood gate leading to the side passage.



COUNCIL TAX BAND

Council Tax Band B

TENURE - FREEHOLD

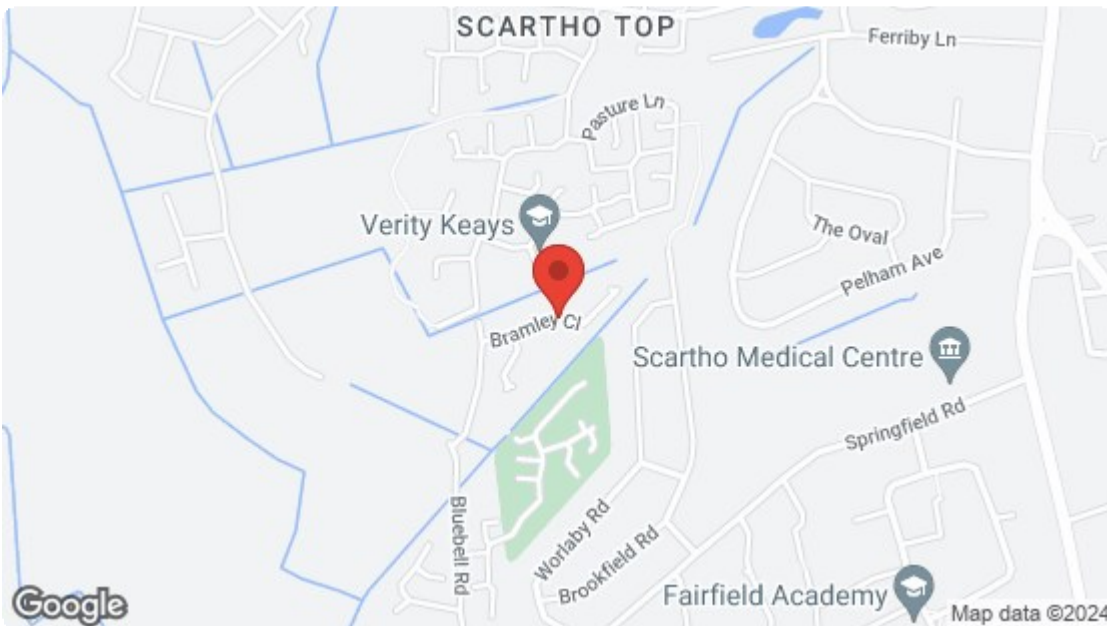
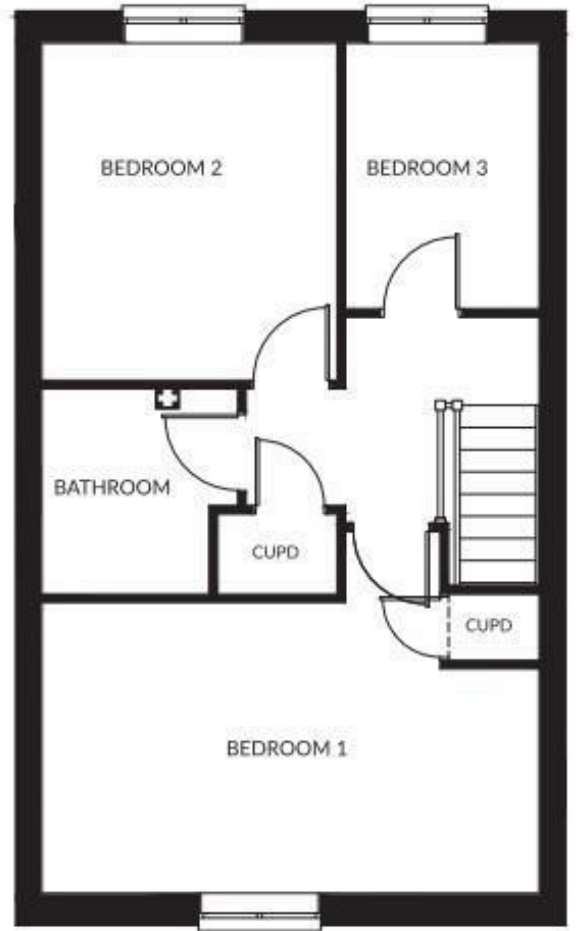
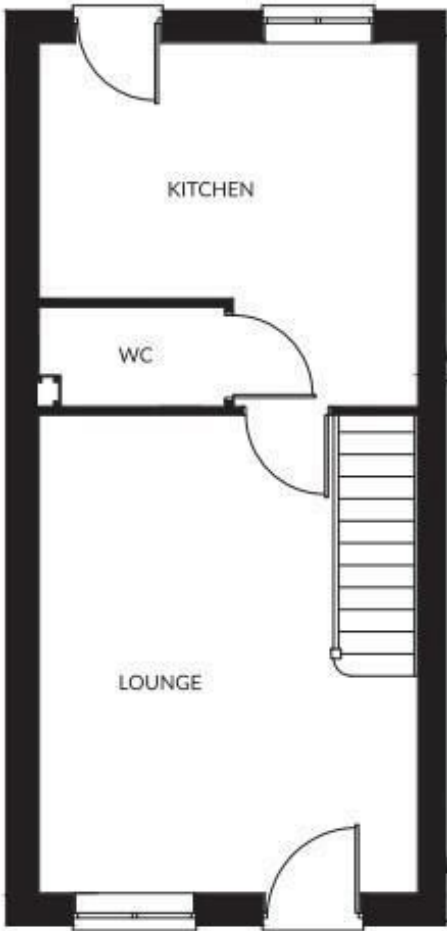
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.