



243 Humberston Avenue Grimsby, North East Lincolnshire DN36 4JA

Welcome to this two-bedroom detached bungalow nestled within the highly regarded area of Humberston situated on Humberston Avenue close to all local amenities and highly regarded schools and a short distance to Cleethorpes Town Centre. The property requires a scheme of general modernisation whilst the accommodation includes a well-appointed kitchen, conservatory, lounge dining room, two bedrooms and bathroom. Benefiting from gas central heating and uPVC double glazing. Sitting back from the road with a driveway leading to the detached garage providing ample off road parking and having a private rear garden which is mainly laid to lawn. Offered for sale with no chain, presenting a unique opportunity for those seeking to personalise and transform this property into their dream home.

£199,950

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN
- CONSERVATORY
- LOUNGE DINER
- BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- IN NEED OF MODERNISATION
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door with side light panels into the entrance hallway.

HALLWAY

Having coved ceiling, carpeted flooring and radiator. Loft access to the ceiling with pull down ladder.



LOUNGE DINING ROOM

24'10" x 13'4" (widest) (7.57 x 4.08 (widest))

The lounge dining room is a great size with ample space for a three piece suite and dining table. uPVC double glazed bay window to the the front aspect and dual aspect side windows. Carpeted flooring, plate rack and two radiators. the main focal point is the feature stone fire place with inset gas fire.



LOUNGE DINING ROOM

Additional Photograph



LOUNGE DINING ROOM

Additional Photograph



LOUNGE DINING ROOM

Additional Photograph



KITCHEN DINER

13'9" x 8'3" (4.20 x 2.54)

Benefiting from a range of wood front wall and base units with contrasting work surface and tiled splash backs. Incorporating a stainless steel sink and drainer, integrated fridge, dishwasher, washing machine and electric oven with stainless steel chimney style extra hood above. Large storage cupboard housing the boiler. Finished with tiled flooring, coved ceiling and radiator. uPVC double glazed window to the side aspect and French doors leading to the conservatory.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



CONSERVATORY

17'6" x 7'0" (5.35 x 2.14)

this added extra room has dual aspect uPVC entrance doors one which is French doors leading to the patio. Tiled floor and radiator fitted. Benefitting from a range of storage units matching the kitchen.



BEDROOM ONE

11'11" x 11'6" (3.65 x 3.53)

Having a range of fitted wardrobes with matching over head cabinets and drawers. Carpeted flooring, coved ceiling, radiator and uPVC double glazed window to the rear.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

9'10" x 6'11" (3.01 x 2.11)

The second bedroom has a uPVC double glazed window to the side aspect, carpeted flooring, coved ceiling and radiator.



BATHROOM

8'0" x 5'4" (2.45 x 1.63)

Benefiting from a white three piece suite comprising of; P-Shaped bath with electric shower over and glazed screen, low flush wc and hand wash basin set above a handy vanity unit, Having part tiled walls and tiled flooring with uPVC double glazed window to the side aspect.



OUTSIDE

GARDEN

The property sits back from the road with a walled front boundary and open driveway leading to the detached garage and provides ample off road parking, the front garden is mainly laid to lawn. The private rear garden has fenced boundaries with dual aspect paved patios and is mainly laid to lawn with mature planting to the borders. timber shed and greenhouse.

GARDEN

Additional Photograph



GARDEN

Additional Photograph



DETACHED GARAGE

Brick built with up and over door and side access door fitted with electric and lighting.

COUNCIL TAX BAND

Council Tax Band D

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.

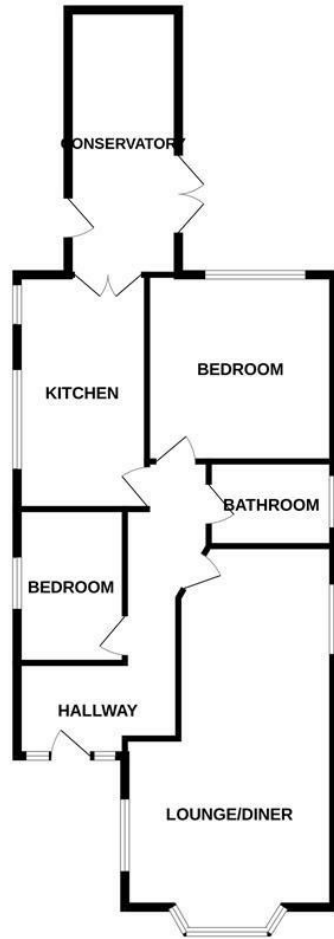
VIEWING ARRANGEMENTS

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.