



## Plot 90, 22 House Martin Avenue Waltham, Grimsby, North East Lincolnshire DN37 0FL

**\*\* 5% GIFTED DEPOSIT \*\*** Located less than fifteen minutes from both the centre of Grimsby and the ever popular Cleethorpes and on the edge of the most desirable village of Waltham close to all local amenities you will find The Hyde built by Cyden Homes. This THREE BEDROOM SEMI DETACHED is finished to a high specification with a garage The accommodation comprises of; Entrance hallway, cloakroom/wc, lounge, dining kitchen, three bedrooms, master with en suite shower room, family bathroom. Enclosed garden with single garage and driveway. Viewing recommended. **READY NOW.**

**£239,950**

- 5% GIFTED DEPOSIT INCLUDED
- THE HYDE WALTHAM
- THREE BEDROOM SEMI DETACHED
- DINING KITCHEN
- LOUNGE
- MASTER WITH EN SUITE
- BATHROOM
- REAR GARDEN
- GARAGE
- ANTICIPATED COMPLETION AUTUMN 24



**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.

**PHOTOGRAPHS**

All the photographs on this brochure are for illustrations purposes only.

**ACCOMMODATION**

**ENTRANCE**

**HALLWAY**

**CLOAKROOM/WC**

5'9" x 2'9" (1.77 x 0.85)

**LOUNGE**

16'4" x 10'9" (4.99 x 3.29)



**LOUNGE**

Additional Photograph



**DINING KITCHEN**

17'6" x 10'0" (5.34 x 3.05)



## DINING KITCHEN

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM ONE

10'8" x 10'5" (3.26 x 3.20)



### EN SUITE SHOWER ROOM

6'6" x 4'3" (1.99 x 1.32)



### BEDROOM TWO

8'10" x 8'9" (2.71 x 2.67)



### BEDROOM THREE

9'5" x 8'4" (2.88 x 2.55)



### BATHROOM

6'11" x 5'6" (2.13 x 1.70)



### SITE MAP



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC -

### TENURE - FREEHOLD

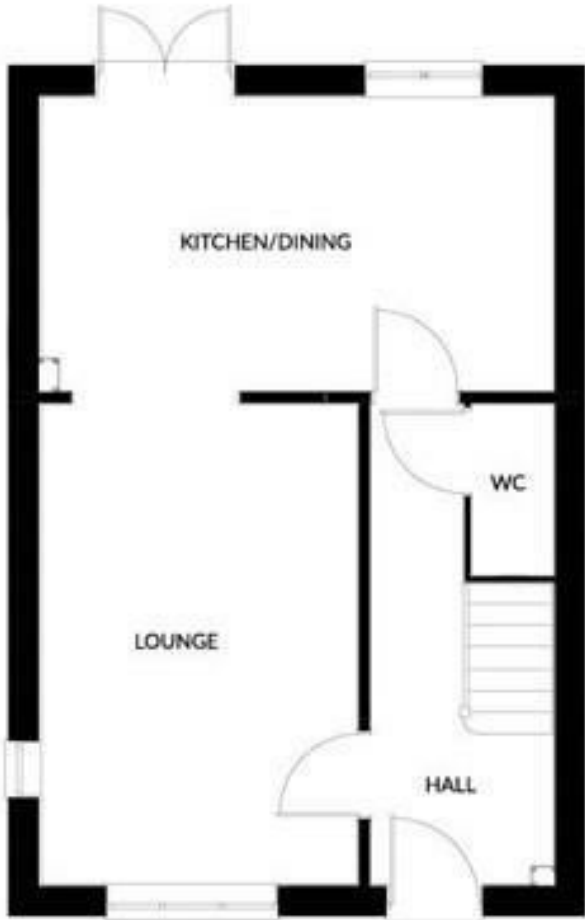
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

### 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			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.