



5 Limber Court Grimsby, North East Lincolnshire DN34 4EL

Located close to Yarbrough Road which is within easy access of the town centre, is this well presented MID LINK HOUSE, ideal for first time buyers/investors. The spacious accommodation includes: Entrance hall, lounge, kitchen diner, two bedrooms and bathroom/wc to the first floor. Gas central heating system. Double glazing. Open plan front garden plus a good sized enclosed rear garden. VIEWING ESSENTIAL.

Chain Free £99,950

- IDEAL FIRST TIME OR INVESTMENT BUY
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite door into the hallway with inset door matt, open to lounge

LOUNGE DINER

14'11" x 12'9" (4.56 x 3.89)

Having a uPVC double glazed window to the front aspect, coved ceiling, wood effect laminate flooring and carpeted stairs with open wooden spindle balustrade.



KITCHEN DINER

12'9" x 8'4" (3.90 x 2.56)

The kitchen diner benefits from a range of coloured front wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with extractor and electric fan assisted oven. Ample space for an automatic washing machine and fridge freezer. Finished with down lights to the ceiling, wood effect vinyl flooring, radiator and uPVC double glazed window and half glazed door leading to the garden.



KITCHEN DINER

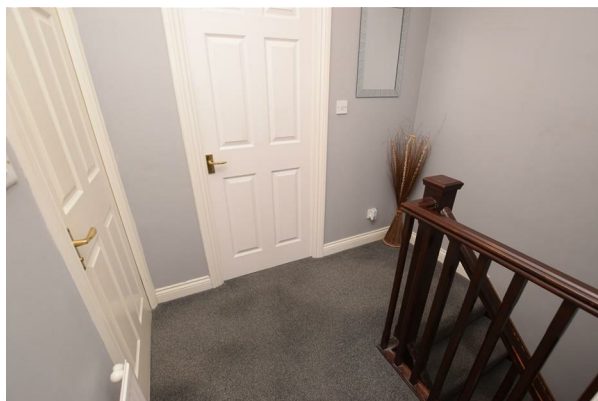
Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and balustrade, radiator and loft access to the ceiling.



BEDROOM ONE

12'9" x 8'5" (3.89 x 2.59)

To the rear of the property with a uPVC double glazed window, wood effect laminate flooring and radiator.



BEDROOM TWO

9'5" x 9'3" (2.88 x 2.82)

To the front aspect with a uPVC double glazed window carpeted flooring, radiator, built in wardrobe and airing cupboard.



BATHROOM

6'5" x 5'5" (1.96 x 1.67)

Benefitting from a white three piece comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with fully tiled walls and floor, down light and heated towel rail.



OUTSIDE

GARDENS

Having an open plan lawn garden to the front with paved pathway. Private enclosed rear garden with fenced boundaries and gate leading to the parking. The garden has paved pathways with artificial grass and feature lighting. Timber shed.



PARKING

Allocated parking to the rear.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

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.

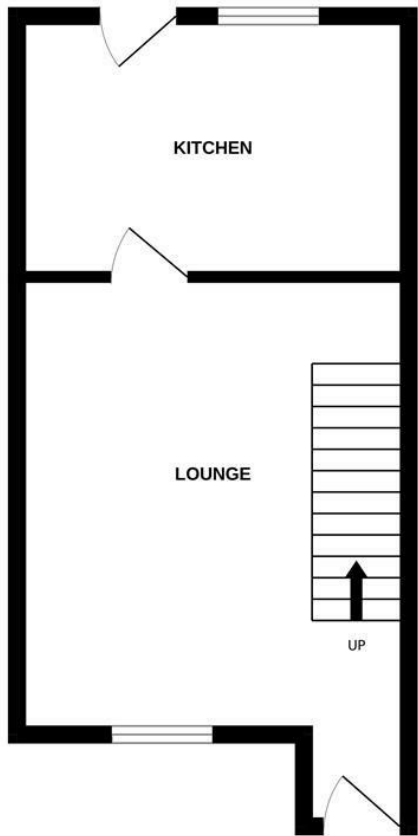
VIEWING ARRANGEMENTS

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

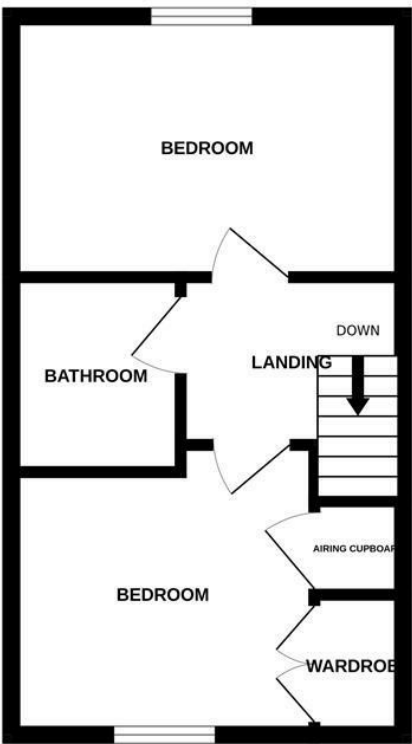
OPENING TIMES

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

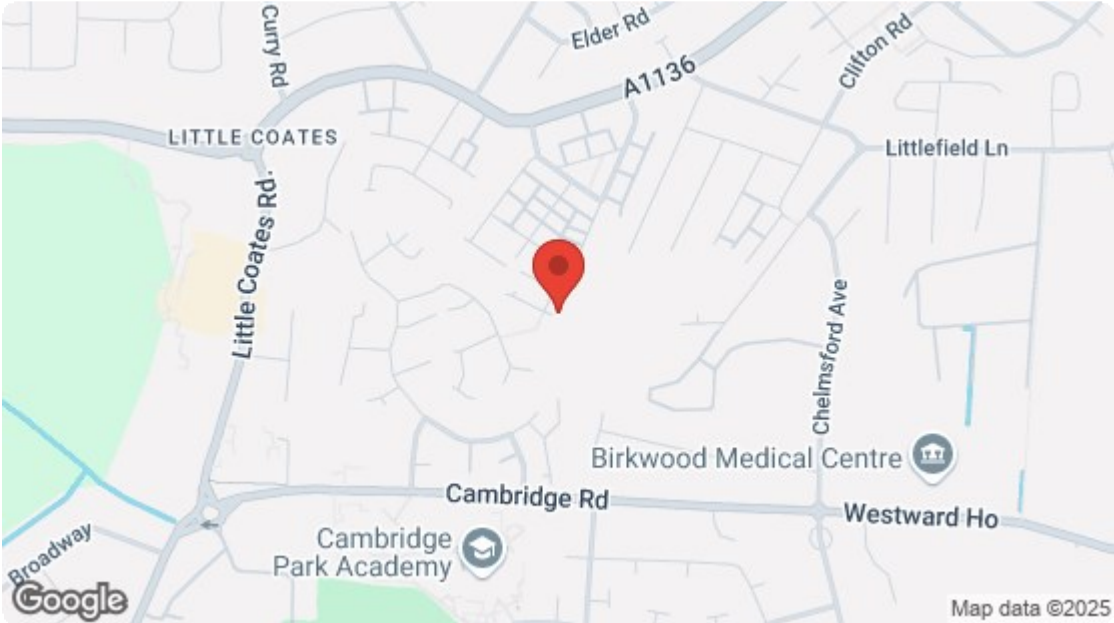
GROUND FLOOR



1ST 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 | | 89 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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 firms 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.