



## 129 High Street Grimsby, North East Lincolnshire DN37 0PN

ATTENTION ALL PROEPRTY DEVELOPERS we are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situate in the hart of Waltham village close to all local amenities, cafes, bars and highly regarded schools. The property is in need of full modernisation whilst benefitting from gas central heating and part uPVC double glazing. The accommodation comprises of; Entrance hall, two reception lounges, kitchen diner and to the first floor three bedrooms and family bathroom. Sitting with a low maintenance front garden that provides off road parking and a fenced rear garden which is mainly laid to lawn with a paved patio, shed and brick store. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £149,950**

- MODERNISATION PROJECT
- WALTHAM VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM
- GOOD SIZED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via wooden door with side and top light panels.

### HALLWAY

Providing access to the down stairs accommodation with carpeted flooring and carpeted stairs leading to the first floor.



### LOUNGE

14'9" x 11'11" (4.52 x 3.65)

To the front of the property with a uPVC double glazed window, original covered ceiling and cornice, brick fire place with side plinths and open fire grate. Finished with carpeted flooring and radiator.



### KITCHEN/DINER

17'10" x 8'11" (5.45 x 2.74)

The kitchen benefits from a range of wood fronted wall and base units with contrasting worksurface with tiled splashbacks incorporating a ceramic sink and drainer, gas hob and electric oven and grill. Built in table area with matching top to the worksurfaces. Finished with tiled flooring, two uPVC double glazed windows and wooden door leading to the garden. Glazed partition with door leading to the rear sitting/dining room.



### REAR SITTING/DINING ROOM

21'1" x 10'8" (6.45 x 3.27)

Accessed via the kitchen this dual purpose room has a uPVC double glazed window to the rear, carpeted flooring and brick fire place and plinths with a gas fire.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having an open spindle balustrade, carpeted flooring, uPVC double glazed window to the side aspect and original wooden connecting doors. Loft access to the ceiling.



### BEDROOM ONE

12'4" x 10'6" (3.78 x 3.21)

To the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and built in wardrobes.



### BEDROOM TWO

12'4" x 12'0" (3.76 x 3.67)

To the rear of the property with a window overlooking the garden, carpeted flooring, radiator and built in wardrobes.



### BEDROOM THREE

8'1" x 5'9" (2.47 x 1.77)

To the front of the property with a uPVC double glazed window, radiator and wooden floor boards.



## **BATHROOM**

7'4" x 5'11" (2.26 x 1.81)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc with full tiling to the walls and floor, radiator, airing cupboard and window to the rear aspect.



## **OUTSIDE**

### **GARAGE**

The garage has dual access via up and over doors and is fitted with electric and lighting. Wall mounted boiler.

### **GARDENS**

The property stand away from the road with low walled boundary to the front having open access to the red brick paved front garden which provides ample off road parking and leads to the garage. The rear garden is mainly laid to lawn with fenced boundaries, paved patio, shed and outside brick store.



### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC -

### **TENURE - FREEHOLD**

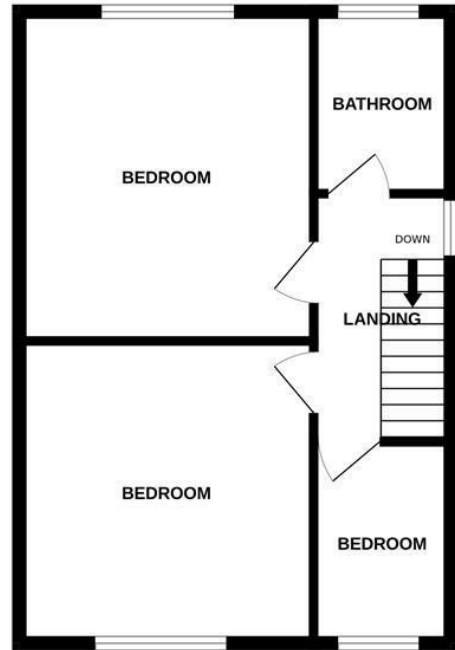
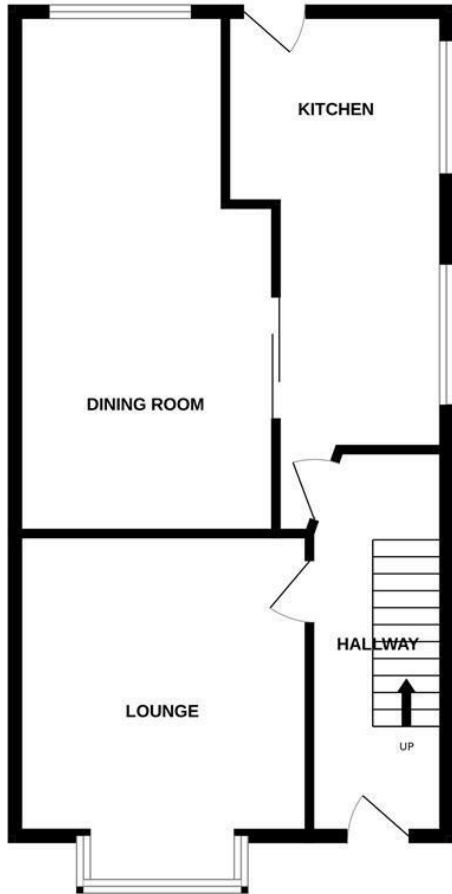
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### **VIEWING ARRANGEMENTS**

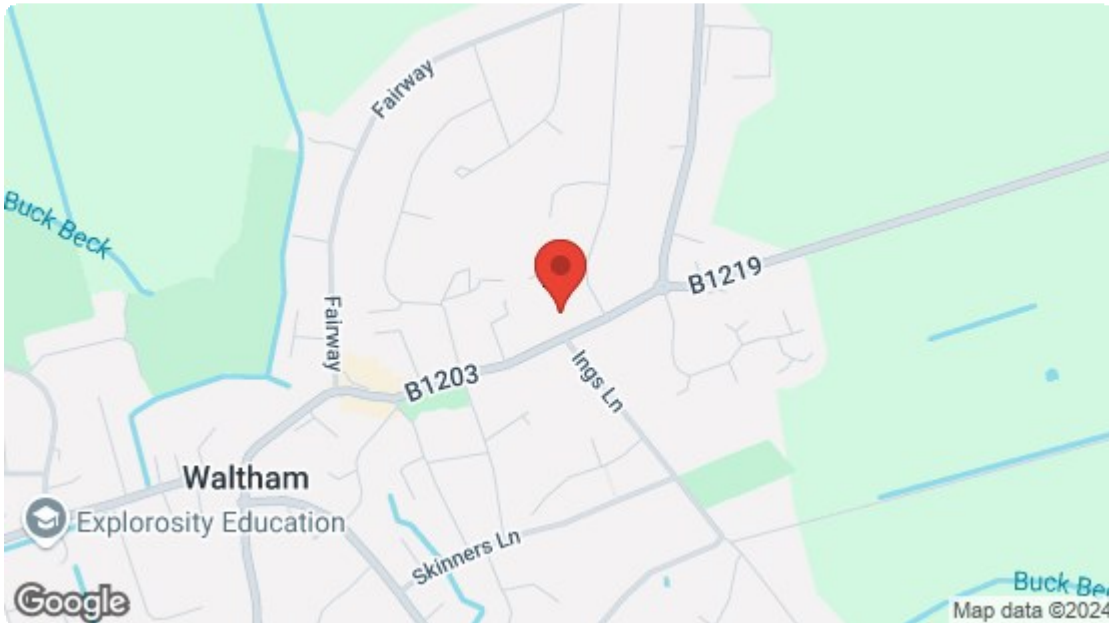
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

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



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			
(81-91) B			80
(69-80) C		60	
(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.