



115 Orion Way Grimsby, North East Lincolnshire DN34 5TZ

Situated on the popular Laceby Acres Development is this ONE BEDROOM CLIPPER HOME which has the added benefit of an allocated parking space. The property requires a renovation project whilst the accommodation comprises of: Entrance hall, ground floor bathroom/wc, lounge which opens into a galley kitchen and a loft double bedroom. uPVC double glazing and storage heaters. Larger than average rear garden and allocated parking space. Viewing is highly recommended offered for sale with NO CHAIN.

- IN NEED OF MODERNISATION
- ONE BEDROOM
- KITCHEN AREA
- LOUNGE
- BATHROOM
- BEDROOM
- REAR GARDEN
- ALLOCATED PARKING SPACE
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



Chain Free £60,000

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Access via a uPVC double glazed door.

HALL

Having wood effect laminate flooring and storage shelves fitted.

BATHROOM

6'5" x 5'1" (1.97 x 1.55)

Having a three piece suite comprising of; bath, pedestal hand wash basin and low flush wc. Part tiled walls, vinyl flooring, uPVC double glazed window to the side aspect and wall mounted water heater.



KITCHEN AREA

6'6" x 6'1" (2.00 x 1.86)

Benefitting from a range of walnut coloured wall and base units with contrasting worksurfaces incorporating a stainless steel sink and drainer with ample room for a slot in oven, fridge and washing machine. Tiled splashback and tiled effect vinyl flooring. Open to lounge:-



KITCHEN AREA

Additional Photograph



LOUNGE

13'4" x 11'10" (4.08 x 3.61)

The lounge has uPVC double glazed French door to the rear, Velux window, wood effect laminate flooring and carpeted stairs with white open spindle balustrade leading to the first floor bedroom.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



BEDROOM

This loft style double bedroom has built in wardrobes, carpeted flooring and spelt balustrade with views over the lounge area together with a large Velux window which allows additional sun light into the property.



BEDROOM

Additional Photograph



VIEW FROM BEDROOM

Additional Photograph



STAIRS

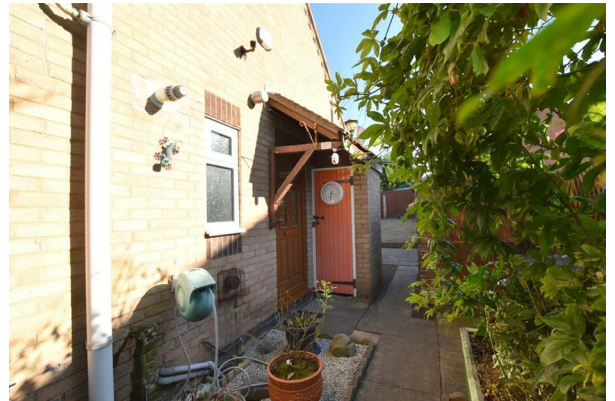
Additional Photograph



OUTSIDE

STORE

Brick built store.



GARDENS

The property is accessed via a paved path way with mature planting to the side and timber shed. The rear garden is mainly laid to lawn with fenced boundaries and paved patio.



GARDENS

Additional Photograph



ALLOCATED PARKING

There is one allocated parking space to the front of the property.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

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.

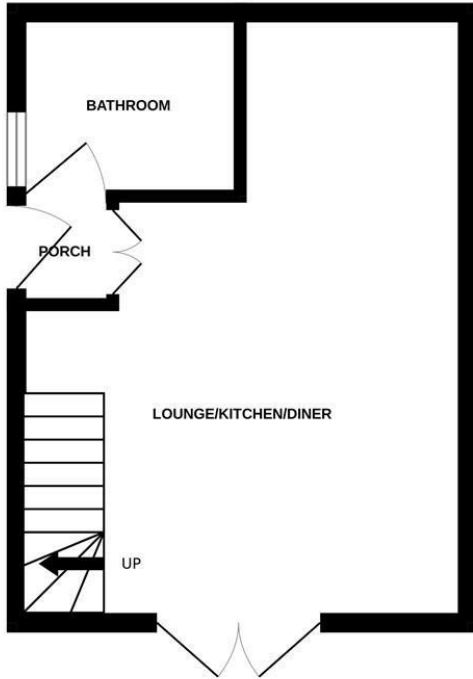
VIEWING ARRANGEMENTS

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

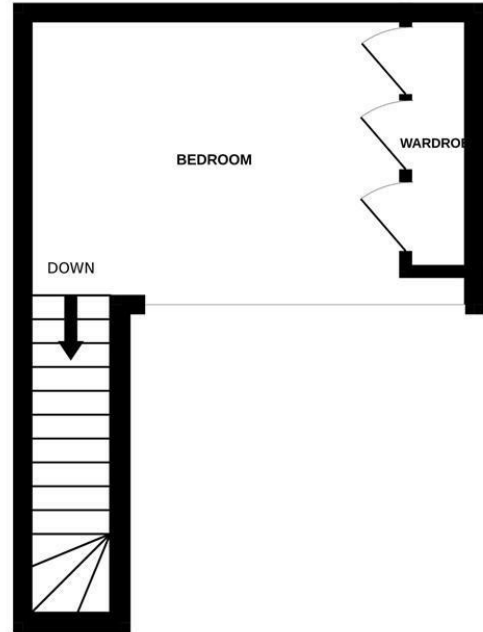
OPENING TIMES

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			92
(81-91) B			
(69-80) C		66	
(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.