



192 Columbia Road Grimsby, North East Lincolnshire DN32 8EE

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the ever popular area just off Carr Lane close to both Cleethorpes and Grimsby Town Centres and with in easy access of all local amenities. The property benefits from gas central heating and uPVC double glazing whilst the accommodation comprises of Entrance hall, lounge rear dining room, kitchen and to the first floor three bedrooms and bathroom. Having a low maintenance front garden with decorative wrought iron fencing and southerly facing rear garden which is mainly laid to lawn with a patio area. Viewing is recommended offered for sale with NO FORWARD CHAIN.

Chain Free £114,950

- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- DINING ROOM
- LOUNGE
- THREE BEDROOM
- MODERN BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

GROUND FLOOR

.

ENTRANCE

Accessed via a half glazed composite door with top light above.



HALLWAY

Having tiled flooring, radiator and carpeted stairs with decorative wrought iron banister with wooden hand rail. Under stairs storage cupboard.



LOUNGE

13'5" x 10'11" (4.11 x 3.34)

Have a uPVC double glazed square bay window to the front aspect, carpeted flooring, coved ceiling and radiator.



LOUNGE

Additional Photograph



DINING ROOM

17'1" x 10'1" (5.21 x 3.08)

To the rear of the property with a uPVC double glazed bay window and light window to the kitchen, feature painted beamed ceiling, carpeted flooring and raidaor.



KITCHEN

19'2" x 8'0" (5.86 x 2.46)

The kitchen benefits from a large range of beech front wall and base units with contrasting worksurfaces tiled splashbacks and incorporates a composite sink and drainer, electric fan assisted oven, gas hob and extractor hood. Ample space for under counter washing machine, tumble dryer and fridge freezer. Wall mounted boiler. Finished tiled flooring, two uPVC double glazed windows to the side aspect and uPVC double glazed French doors to the rear.



KITCHEN

Additional Photograph



KITCHEN

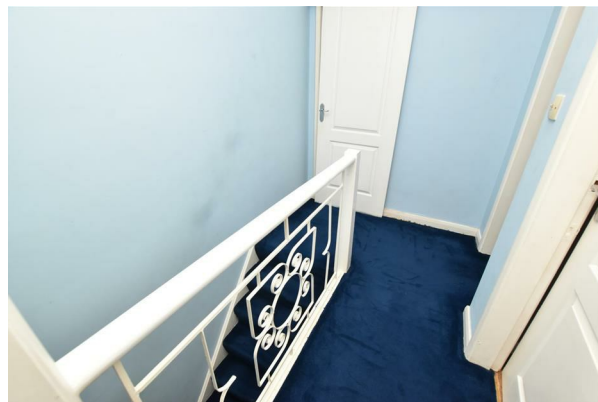
Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and banister with loft access to the ceiling.



BEDROOM ONE

11'8" x 11'1" (3.58 x 3.40)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM TWO

10'5" x 10'1" (3.19 x 3.08)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

7'2" x 5'3" (2.19 x 1.62)

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

BATHROOM

6'3" x 5'7" (1.92 x 1.71)

The modern bathroom benefits from a white three piece suite comprising of; Bath with rainfall shower and glazed screen, vanity hand wash basin and low flush wc. Aqua board panelling to the walls with tiled effect laminate flooring, heated towel rail and uPVC double glazed window to the rear.



OUTSIDE



GARDENS

The property stands with decorative wrought iron fencing and access gate to the front and is paved for low maintenance. Wooden side access gate. The southerly facing rear garden has fenced boundaries and is mainly laid to lawn with a patio area.



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

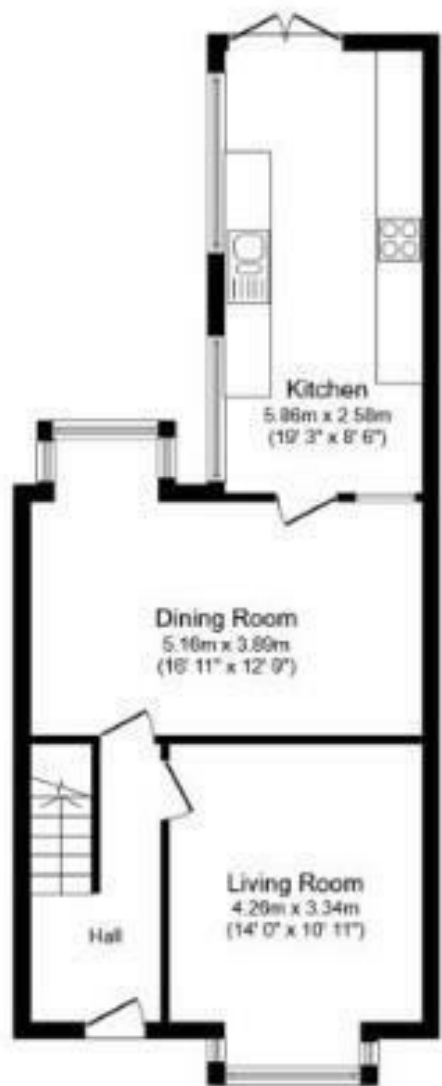
EPC - D

VIEWING ARRANGEMENTS

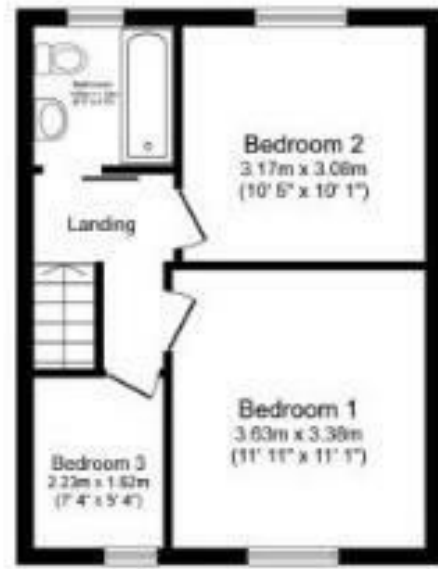
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 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.