



## 18 Elm Avenue Grimsby, North East Lincolnshire DN34 4RG

We are delighted to offer for sale this THREE BEDROOM END OF TERRACE PROPERTY within easy access of Grimsby Town Centre, motorway links and all local amenities. The property has been fully modernised and is finished to a high specification with many by the current vendors to included new roof, modern kitchen with new dishwasher and benefitting from uPVC double glazing and gas central heating. The accommodation comprises of; Entrance porch, hallway, two reception rooms, modern kitchen, three bedrooms and family shower room. Having a walled low maintenance front garden with wood access gate and fenced rear garden with paved patio, well stock mature borders, lawn and timber shed. Viewing is highly recommended. Dependant on offer vendor will purchase the freehold.

**£144,950**

- IDEAL FOR FIRST TIME BUYERS
- END TERRACE PROPERTY
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- OFFER DEPENDABLE VENDOR WILL MAKE FREEHOLD ON COMPLETION
- VIEWING A MUST





## 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.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE PORCH

Accessed via a uPVC double glazed door into the entrance porch, which has carpeted flooring and wooden glazed door into the hallway.



### HALLWAY

The welcoming hallway has wood effect laminate flooring, radiator and carpeted stairs leading to the first floor.



### LOUNGE

13'4" x 12'7" (4.07 x 3.84)

To the front aspect with a uPVC double glazed bay window, coved ceiling, down lights, carpeted flooring, radiator and feature open chimney breast with tiled hearth and inset electric burner (by separate negotiation).



## LOUNGE

Additional Photograph



## DINING ROOM/REAR SITTING ROOM

16'2" x 13'10" (4.94 x 4.24)

This versatile room provides enough space for the family dining table and three piece suite and has a uPVC double glazed window to the rear, coved ceiling, picture rail, carpeted flooring and radiator. Handy under stairs storage.



## DINING ROOM/REAR SITTING ROOM

Additional Photograph



## DINING ROOM/REAR SITTING ROOM

Additional Photograph





## KITCHEN

12'6" x 8'10" (3.82 x 2.70)

The modern kitchen benefits from a large range of cream fronted wall and base units with contrasting wood effect worksurfaces and matching upstands and incorporates a stainless steel sink and drainer, induction hob with chimney style extractor hood above and electric fan assisted oven beneath, integrated fridge freezer, new integrated dishwasher and automatic washing machine. Finished with down lights to the ceiling, wood effect LVT flooring, radiator, dual aspect uPVC double glazed windows and glazed uPVC door leading to the rear garden.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph

## FIRST FLOOR

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## FIRST FLOOR LANDING

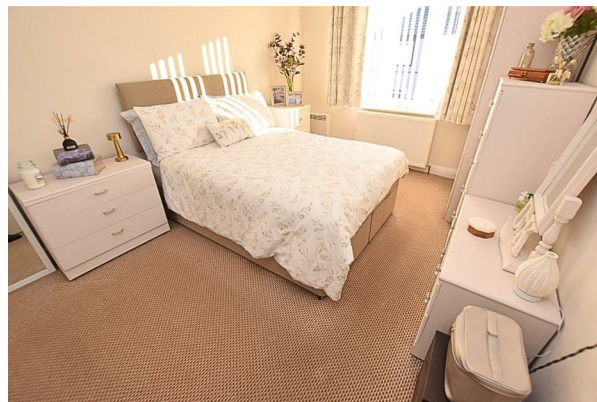
Having continued carpeted flooring, wood open spindle balustrade and loft access to the ceiling. The loft is fully insulated and has a light fitted.



### BEDROOM ONE

15'7" x 8'5" (4.77 x 2.58)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM ONE

Additional Photograph



### BEDROOM TWO

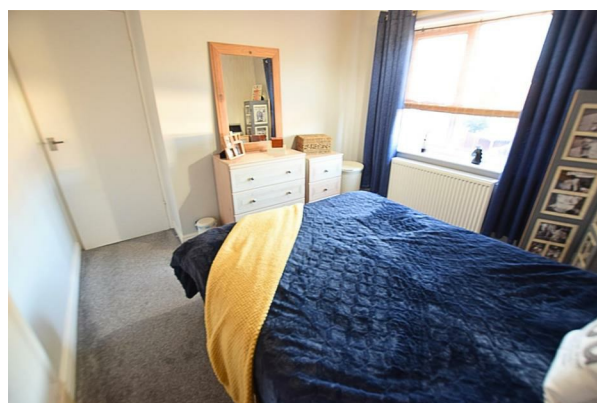
10'0" x 9'10" (3.06 x 3.02)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Housing the wall mounted boiler.



### BEDROOM TWO

Additional Photograph





### BEDROOM THREE

8'1" x 7'7" (2.47 x 2.32)

The third bedroom is presently used as a dressing room by the current vendors and has a uPVC double glazed window to the front the front aspect, carpeted flooring and radiator.



### SHOWER ROOM

6'7" x 6'7" (2.03 x 2.03)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with electric rainfall shower fitted and glazed screens, combination wall to wall vanity unit providing ample storage with Taupe gloss front contrasting worksurfaces, hand wash basin and low flush wc with hidden cistern. Finished with Aqua panelled walls, Tiled effect LVT flooring, heated towel rail, down lights, extractor fan and uPVC double glazed window to the rear.



### OUTSIDE

#### GARDENS

The property stands with a walled low maintenance front garden with wooden entrance gate. To the rear is a pleasant well kept garden which has fenced boundaries with side wooden access gate leading to the secure passage way. The garden has a lawn area, paved patio, mature planting to the borders and a timber shed.



#### GARDENS

Additional Photograph



## **GARDENS**

Additional Photograph



## **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold. The lease is 999 years from 1929 with 903 years remaining with an annual ground rent of £2.50. Confirmation / verification has been requested. Please consult us for further details. Dependant on offer vendor will purchase the freehold.

## **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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.