



9 Bratton Court Grimsby, North East Lincolnshire DN32 0AR

Offered for sale with NO FORWARD CHAIN is this MODERN THREE BEDROOM END LINK HOUSE with allocated parking, situated just off Farebrother Street with easy access to the town centre and motorway links. The property has undergone a refurbishment project by the current vendors to create a modern family home. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, lounge, modern kitchen diner, cloakroom/wc and to the first floor three good sized bedrooms and family bathroom. Having an open plan front garden with fenced rear garden with raised decked patio, artificial grass and shed. Allocated parking space. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £125,000

- NEWLY REFURBISHED
- MODERN THREE BEDROOM
END LINK TOWN HOUSE
- NEWLY FITTED KITCHEN
- LOUNGE
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- ALLOCATED PARKING SPACE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double glazed door into the hallway.

HALLWAY

Newly carpeted flooring with carpeted stairs leading to the first floor. Radiator.



DINING KITCHEN

16'2" x 9'6" (4.95 x 2.92)

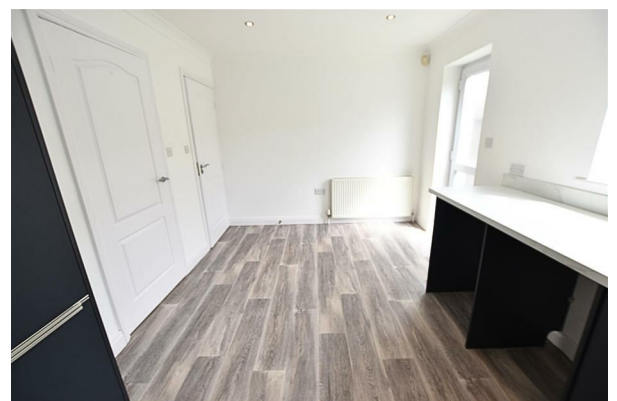
The modern newly fitted kitchen benefits from a large range of blue and limed wood effect fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a composite sink and drainer, gas hob with black glass splash back and modern black extractor hood. Integrated fridge freezer and dishwasher with ample space and plumbing for an automatic washing machine. Finished with coving and down lights to the ceiling, wood effect vinyl flooring, radiator and uPVC double glazed door and window overlooking the rear garden.



DINING KITCHEN



DINING KITCHEN



CLOAKROOM/WC

5'3" x 2'9" (1.62 x 0.86)

Benefitting from a white two piece suite comprising of; Low flush wc and wall mounted hand wash basin with tiled splash back. Finished with wood effect vinyl flooring



LOUNGE

20'1" x 12'11" (6.13 x 3.95)

Having a uPVC double glazed bay window to the front aspect, newly fitted carpeted flooring, coving to the ceiling and radiator.



LOUNGE



FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring, open white wood spindle balustrade and coving to the ceiling. Loft Access.



BEDROOM ONE

15'3" x 10'1" (4.67 x 3.08)

To the front aspect having a uPVC double glazed window, coving to the ceiling, newly carpeted flooring and radiator.



BEDROOM TWO

12'4" x 8'9" (3.76 x 2.67)

The second double bedroom is to the rear aspect and has a uPVC double glazed window, newly fitted carpeted flooring, coved ceiling and radiator.



BEDROOM THREE

8'9" x 7'2" (2.68 x 2.19)

Having a uPVC double glazed window to the rear aspect, coving to the ceiling, newly fitted carpeted flooring and radiator.



BATHROOM

7'1" x 5'9" (2.16 x 1.77)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, vanity hand wash basin with handy storage and low flush wc. Having aqua paneled walls to the shower area and part tiling to the rest, wood effect vinyl flooring, heated towel rail, extractor fan and a uPVC double glazed window to the front aspect.



OUTSIDE

GARDENS

Having an low maintenance open plan front garden and fenced rear garden with wooden side access gate. The rear garden has a raised decked patio area, artificial grass and shed.



GARDENS



ALLOCATED PARKING

Allocated parking space to the front of the property.

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.

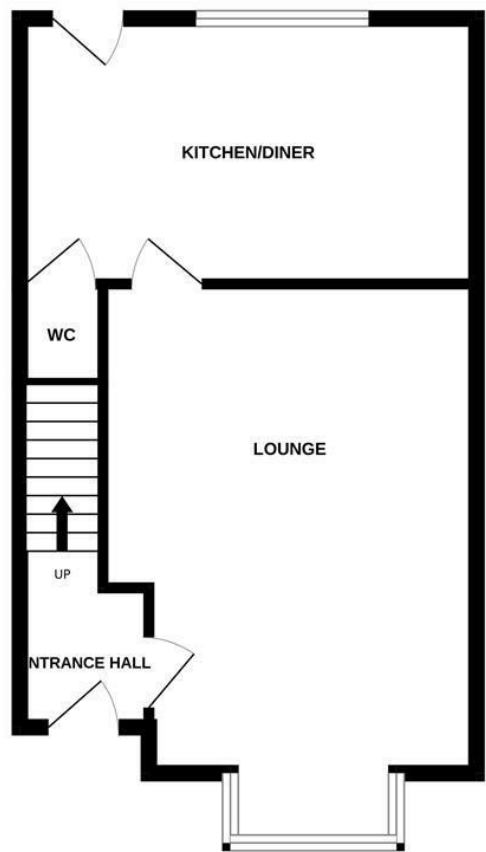
VIEWING ARRANGEMENTS

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

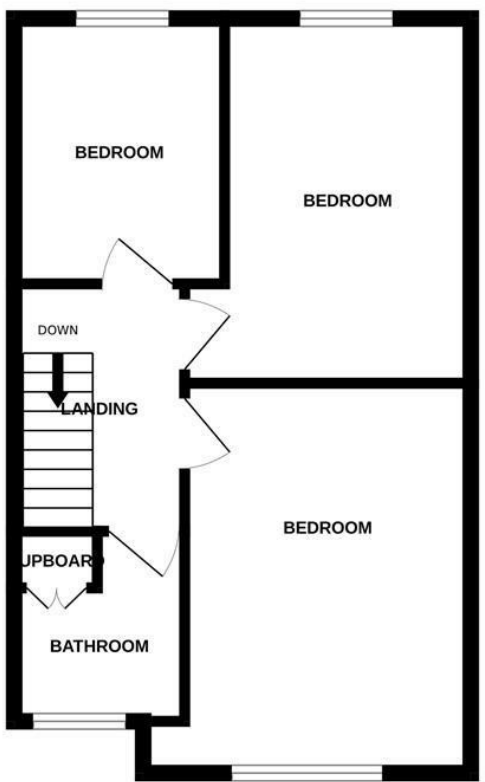
OPENING TIMES

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

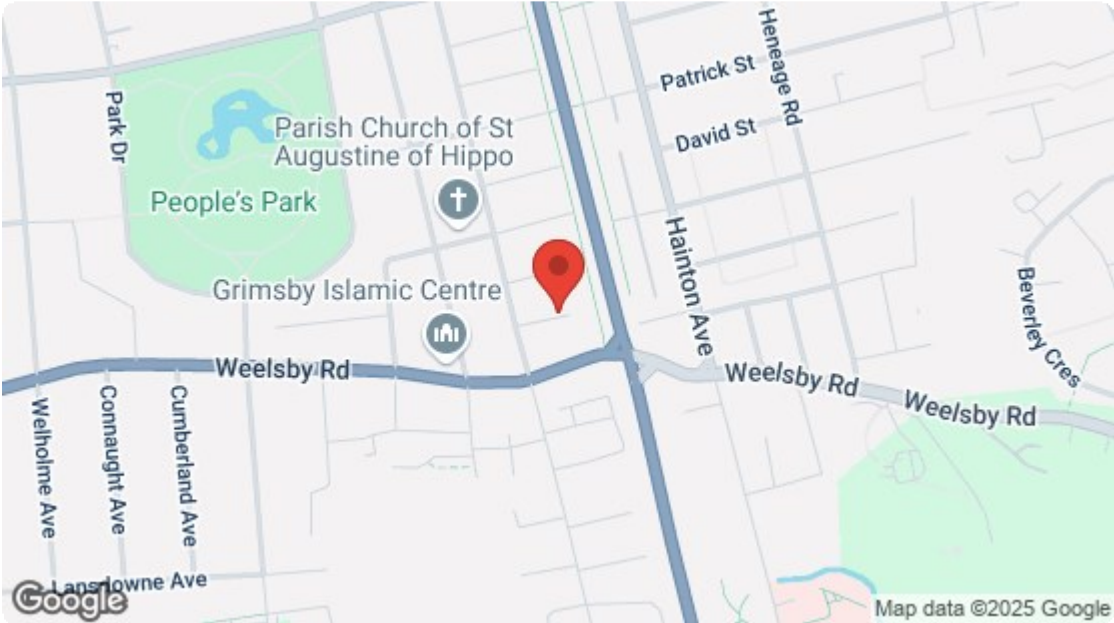
GROUND FLOOR



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	76	
(69-80) C		
(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.