



Plot 45, 42 Dunnock Avenue Grimsby, North East Lincolnshire DN37 0FF

****5% GIFTED DEPOSIT INCLUDED**** Cyden Homes are delighted to offer this TWO bedroom MID LINK PROPERTY The Jade with PARKING, in this highly sought after location of Waltham with a stunning specification throughout comprising of an kitchen diner complete with a contemporary fitted kitchen, lounge and ground floor cloakroom. TWO good sized bedrooms and family bathroom. Enclosed rear garden and a parking space.

£179,950

- 5% GIFTED DEPOSIT INCLUDED
- SPACIOUS TWO BEDROOM MID LINK HOME
- HIGH SPECIFICATION
- KITCHEN/DINING
- GENEROUS LOUNGE
- TWO DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- SOLAR PV PANELS
- PARKING SPACE



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.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

LOUNGE

15'11" x 12'7" (4.86 x 3.84)



LOUNGE



KITCHEN/DINING

12'7" x 12'1" (3.84 x 3.69)



W/C

6'2" x 3'3" (1.88 x 1.01)

FIRST FLOOR

12'7" x 8'9" (3.85 x 2.68)



12'7" x 8'9" (3.85 x 2.68)



6'10" x 5'6" (2.10 x 1.70)



SITE PLAN



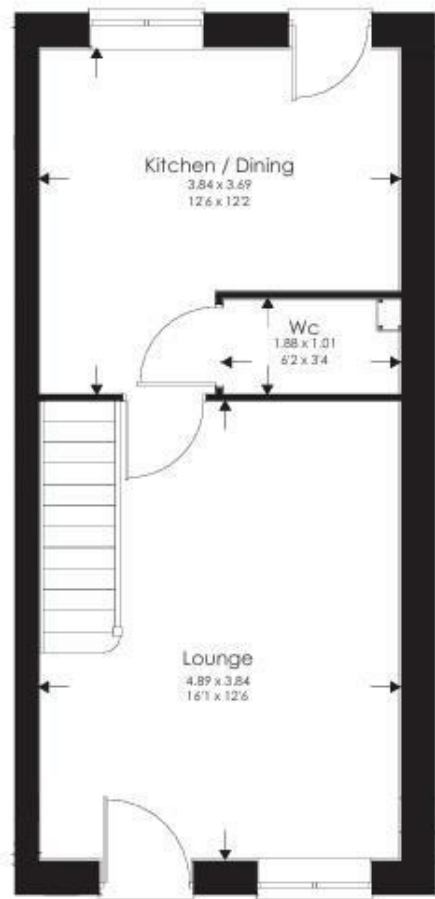
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

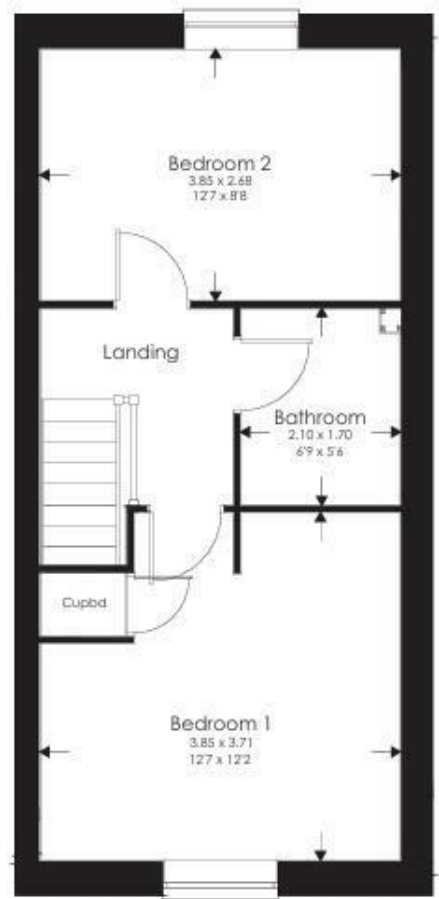
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

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.



GROUND FLOOR



FIRST FLOOR



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