



Plot 47, 1 Magpie Close Grimsby, North East Lincolnshire DN37 0FF

**** 5% GIFTED DEPOSIT INCLUDED **** Cyden Homes are delighted to offer this TWO bedroom END LINK PROPERTY The Beryl with PARKING in this highly sought after location of The Hyde, 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 allocated parking.

- 5% GIFTED DEPOSIT INCLUDED
- HIGH SPECIFICATION
- TWO BEDROOMS
- CONTEMPORARY KITCHEN
- FLOOR TILES
- CLOAKROOM/WC
- GREAT LOCATION
- PARKING SPACE

£184,950



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

.

ENTRANCE

HALLWAY

CLOAKROOM/WC

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

KITCHEN DINER

13'6" x 9'0" (4.14 x 2.75)



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



LOUNGE

13'6" x 12'5" (4.14 x 3.79)



FIRST FLOOR

.

FIRST FLOOR LANDING

BEDROOM ONE

13'7" x 11'8" (4.15 x 3.57)



BEDROOM TWO

12'9" x 7'6" (3.89 x 2.31)



BATHROOM

9'3" x 5'8" (2.83 x 1.75)



OUTSIDE

GARDEN

CYDEN HOMES FREEHOLD MANAGEMENT

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

TENURE - FREEHOLD

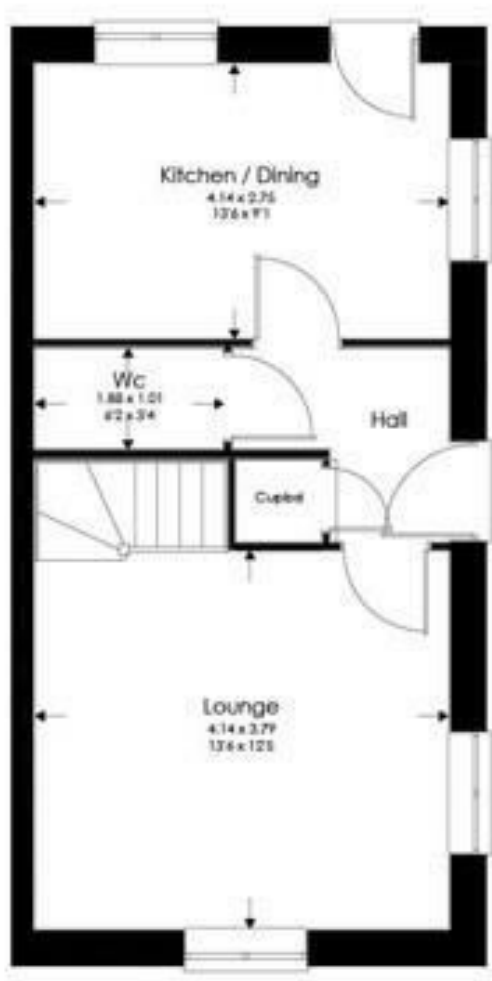
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

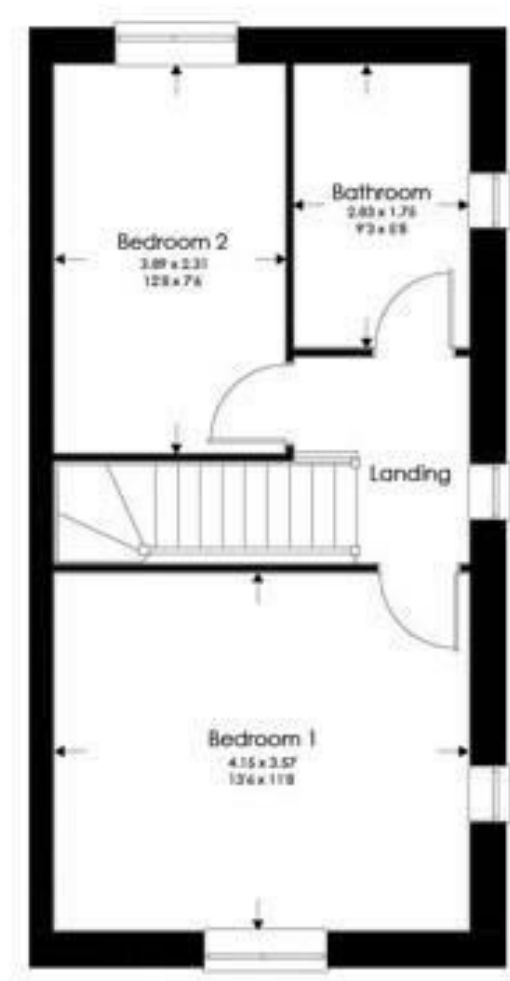
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



GROUND FLOOR



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.