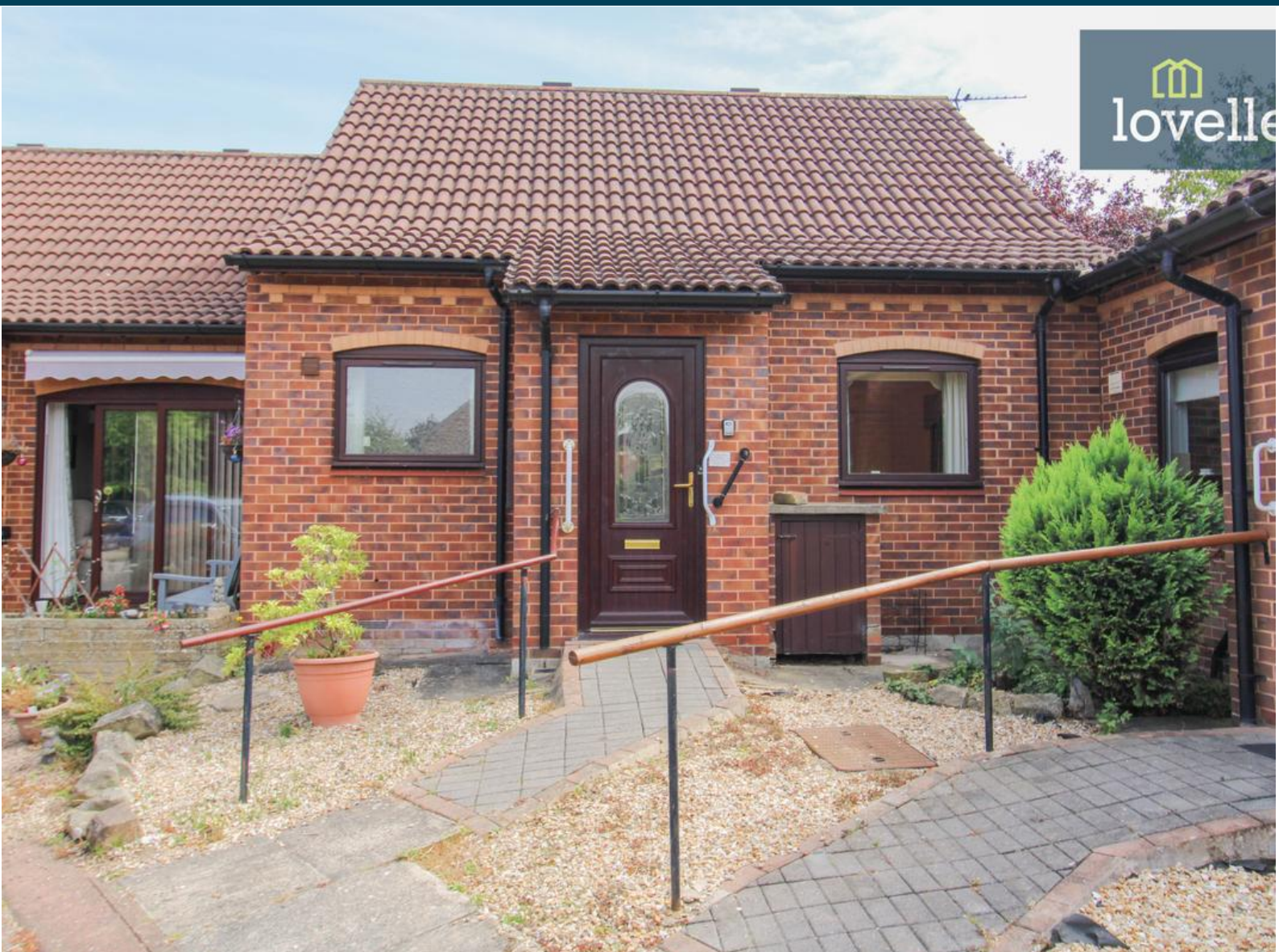


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Clare Court, Grimsby



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£89,950



This charming one-bedroom bungalow, located in an exclusive over 55's development, offers a spacious double bedroom, a reception room with garden access, a well-equipped kitchen, and communal amenities including a guest room and 24-hour

Key Features

- Exclusive over 55's development
- Spacious double bedroom
- Quaint small garden
- Community guest room
- Warden assisted
- Events room
- EPC rating E
- Tenure: Leasehold





For Sale: A charming one-bedroom bungalow, situated within an exclusive over 55's development. This property, although in need of modernisation, it offers the perfect opportunity for those looking to downsize or seeking a peaceful retirement home.

The bungalow features a spacious double bedroom adorned with built-in wardrobes, providing ample storage space. In addition to this, there's a sizeable reception room, which boasts sliding doors leading directly to a quaint, small garden. This unique feature allows for a seamless blend of indoor and outdoor living, perfect for those serene summer evenings.

The property boasts a well-designed kitchen equipped with a built-in oven, hob, and plumbing for a washer. Wall and base units offer plenty of storage, and the layout allows for easy navigation and convenience.

The bathroom is practically designed with an easy-access bath, a wc, and a sink, catering to the needs of the residents in this age range.

But what truly sets this property apart are the unique amenities available within the development. Residents have access to a host of communal features, including a community guest room, an events room for social activities, and a laundry room. Beyond this, the development is warden assisted, with pull cord 24 hour assistance available, ensuring peace of mind and security for all residents. Residents also benefit from resident parking and a garage, providing that extra convenience.

This property is part UPVC and part timber double glazed, and is equipped with electric heating, ensuring a warm and cosy environment throughout those colder months.

The location of this property is its crowning glory. It is strategically located in close proximity to public transport links and local amenities, ensuring all necessities are within reach. Despite this, the property maintains a peaceful atmosphere, bolstered by a strong local community, making it the perfect balance between convenience and tranquillity.

This idyllic one-bedroom bungalow, with its potential for personalisation and unique communal features, is the perfect haven for the over 55's. Experience the blend of community living with the independence of your own home in this remarkable development.

Measurements

Lounge 5.16m X 3.17m
Kitchen 2.32m X 2.47m
Bedroom 1 3.33m X 3.95m
Bathroom 2.27m X 1.99m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers

only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

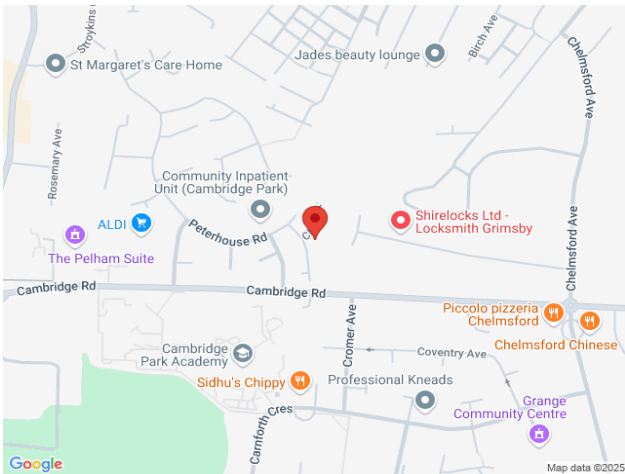
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](https://www.ofcom.gov.uk/usagechecker/) in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.



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