

Buy. Sell. Rent. Let.



Brian Avenue, Waltham



When it comes to
property it must be


lovelle



£125,000



This desirable terraced house in the sought-after village of Waltham offers three spacious bedrooms, a practical layout with modern amenities, and a low-maintenance garden, making it an ideal opportunity for first-time buyers or investors, with no chain involved for a smooth transaction.

Key Features

- Mid-Terrace
- No Chain
- Three Bedrooms
- Bathroom & Kitchen
- uPVC DG & GCH
- Popular Village
- EPC rating C
- Tenure: Freehold



This desirable terraced house, located in the sought-after village of Waltham, is listed for sale and offers an excellent opportunity for prospective buyers. The property is neutrally decorated throughout, providing a blank canvas for the new owner to make their mark.

The house boasts a practical layout with three spacious bedrooms, a single reception room, and a well-equipped kitchen. An additional cloakroom on the ground floor is fitted with a WC and sink, offering convenience for families and guests alike.

A key feature of this property is its uPVC double glazing and gas central heating, ensuring a comfortable living environment throughout the year. The low maintenance garden offers an excellent outdoor space for relaxation and entertainment, and with no chain involved in the purchase, a smooth and swift transaction is guaranteed.

The property is ideally located, with excellent public transport links and local amenities just a short distance away. Also, for families with children, it's worth noting the proximity of nearby schools.

This property is ideal for first-time buyers looking to step onto the property ladder, or investors seeking a worthwhile investment in a prime location. The combination of its location, condition, and unique features make this house a not-to-be-missed opportunity. Viewings are highly recommended to fully appreciate the potential this property has to offer.

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

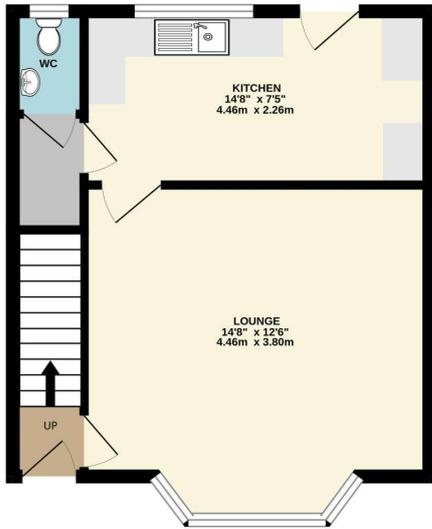
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative. It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

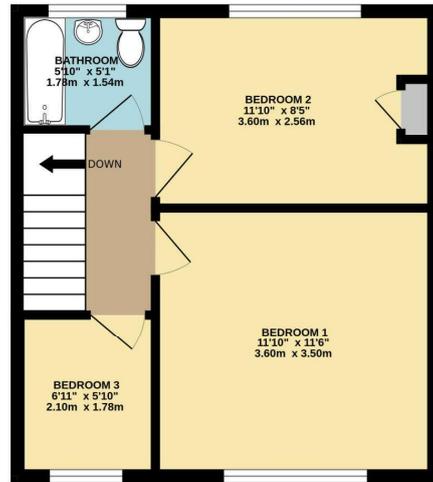
Agents note

Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative.

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

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.

Made with Metropix ©2024

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk