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PROPERTY FOR SALE
92 WALTHAM ROAD, GRIMSBY

PURCHASE PRICE £205,750 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£205,750
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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92 WALTHAM ROAD, GRIMSBY

Nestled on Waltham Road in the charming town of Grimsby, this beautiful semi-detached cottage presents an exceptional opportunity for those seeking a comfortable family home. With its prime location the property is conveniently situated near local amenities and schools, making it ideal for families and professionals alike.

Upon entering, you are welcomed into the entrance hall that leads to a delightful lounge/diner, perfect for both relaxation and entertaining. The modern fitted kitchen is well-equipped, offering a functional space for culinary pursuits, while a convenient WC adds to the practicality of the ground floor.

The first floor boasts two generously sized double bedrooms, providing ample space for rest and relaxation, alongside a single bedroom. The four-piece modern bathroom is tastefully designed, ensuring comfort and style.

Outside, the well-maintained rear garden is a true highlight, featuring a charming summer house that offers a peaceful retreat for enjoying the outdoors. Additionally, off-road parking is available, providing convenience for residents and guests.

This property is double glazed and benefits from gas central heating, ensuring warmth and energy efficiency throughout the year. With its appealing features and excellent location, this cottage truly is something special. A viewing is highly recommended to fully appreciate all that this delightful home has to offer.

ENTRANCE HALL

Through a composite door into the hall with a cupboard housing the meters, a central heating radiator and a light to the ceiling.

LOUNGE

10'5 x 11'7 (3.18m x 3.53m)

The lounge is to the front of the property with a u.PVC double glazed window, a chimney breast with a tiled hearth, a central heating radiator, luxury vinyl tiles to the floor and a light to the ceiling.



92 WALTHAM ROAD, GRIMSBY

LOUNGE



DINER

10'5 x 12'4 (3.18m x 3.76m)

The diner with a u.PVC double glazed window, a central heating radiator, luxury vinyl tiles to the floor and a light to the ceiling.



92 WALTHAM ROAD, GRIMSBY

DINER



WC

7'1 x 3'0 (2.16m x 0.91m)

With a toilet a wall mounted sink with a chrome mixer tap. A u.PVC double glazed window, a central heating radiator, luxury vinyl tiles to the floor and a light to the ceiling. There is an under stairs cupboard housing the central heating boiler.

KITCHEN

18'5 x 8'7 (5.61m x 2.62m)

With grey wall and base units, contrasting work surfaces, a breakfast bar and up stands, an off white sink unit with a chrome mixer tap. A housed electric oven and microwave, am integrated 5 ring electric induction hob with a housed extractor fan above. An integrated fridge/freezer, plumbing for a washing machine and dishwasher. Two u.PVC double glazed windows, u.PVC double French doors, a central heating radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



92 WALTHAM ROAD, GRIMSBY

KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, a spotlight and loft access to the ceiling.

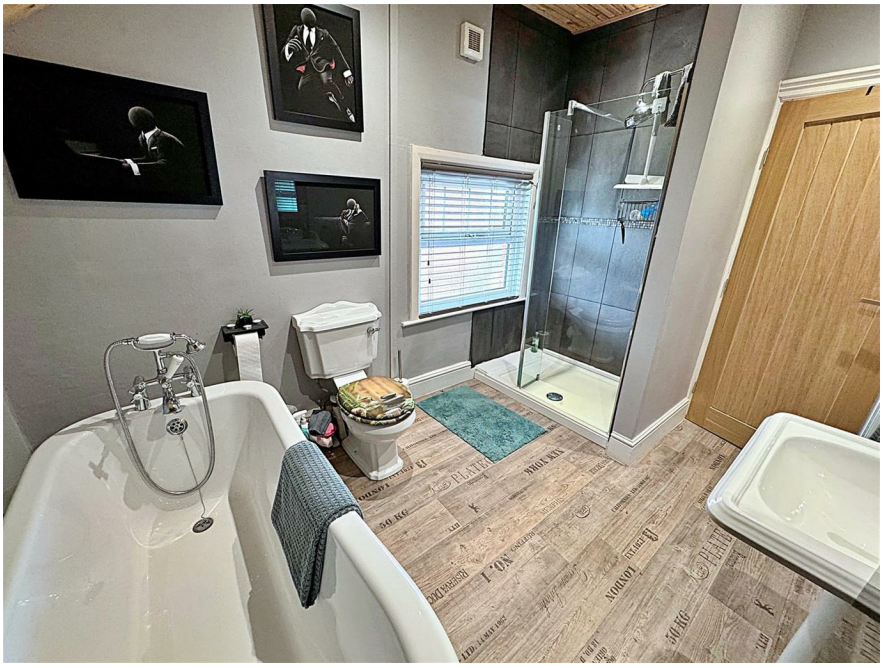
BATHROOM

10'6 x 7'5 (3.20m x 2.26m)

The bathroom comprising of a freestanding claw foot bath with a chrome mixer tap, a walk in shower with a rainfall head, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, a central heating radiator with a chrome towel rail attached, vinyl to the floor and spotlights to the ceiling.



BATHROOM



BEDROOM 1

18'5 x 8'7 (5.61m x 2.62m)

This double bedroom to the back of the property with two u.PVC double glazed windows, a central heating radiator, a light and loft access to the ceiling.



BEDROOM 1



BEDROOM 2

13'10 x 7'4 (4.22m x 2.24m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

7'3 x 8'3 (2.21m x 2.51m)

This single bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



OUTSIDE

The front garden has a hedged and fenced boundary with double wrought iron gates. It is mainly laid to decorative stones and pavers for ease of maintenance and parking.

The rear garden has a fenced boundary and is mainly laid to artificial grass with raised borders and decking. There is outside lighting, power point and tap.

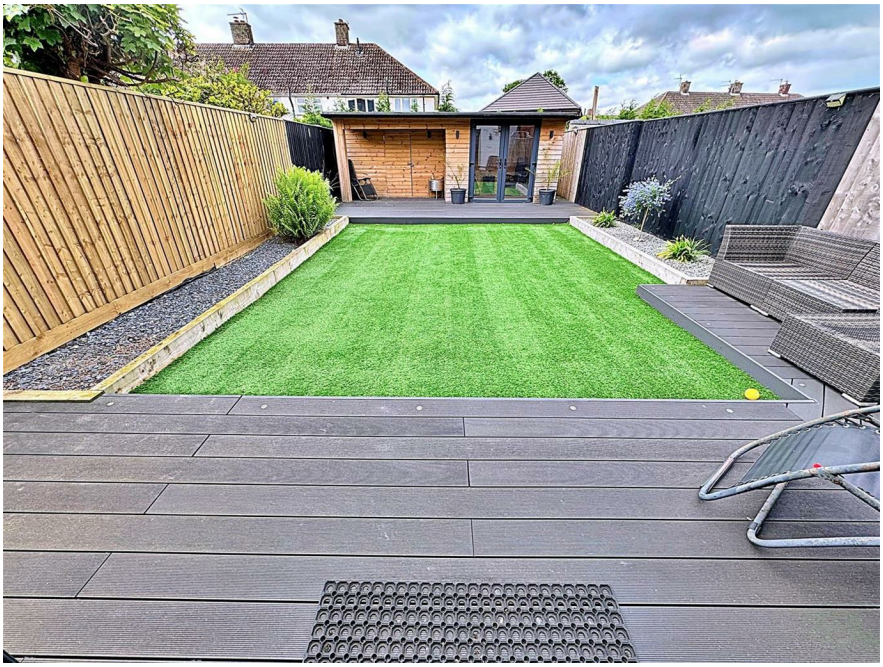


92 WALTHAM ROAD, GRIMSBY

OUTSIDE



OUTSIDE



92 WALTHAM ROAD, GRIMSBY

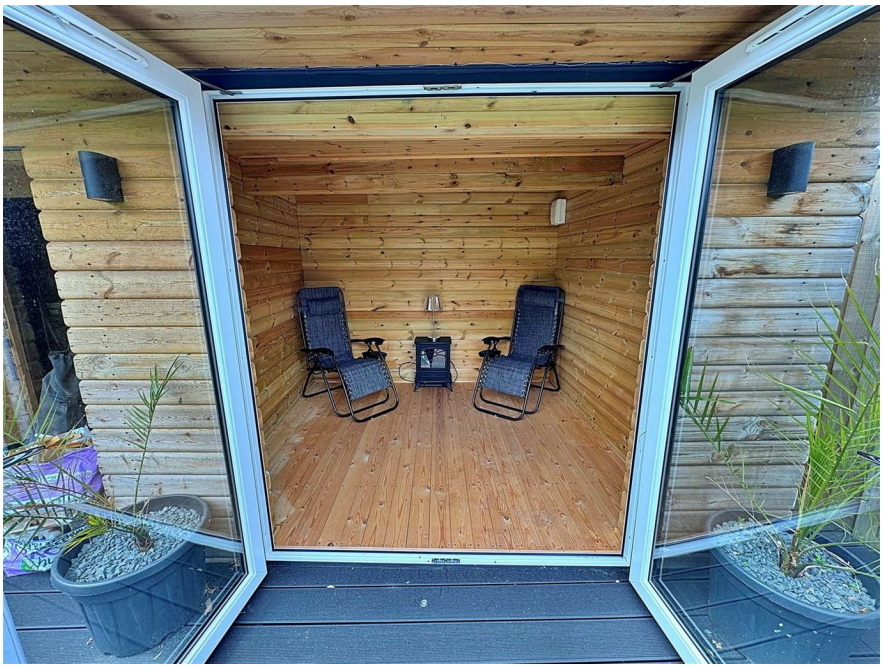
SUMMER HOUSE

7'1 x 8'4 (2.16m x 2.54m)

The timber summer house with u.PVC double glazed French doors and there is light and power within.



SUMMER HOUSE

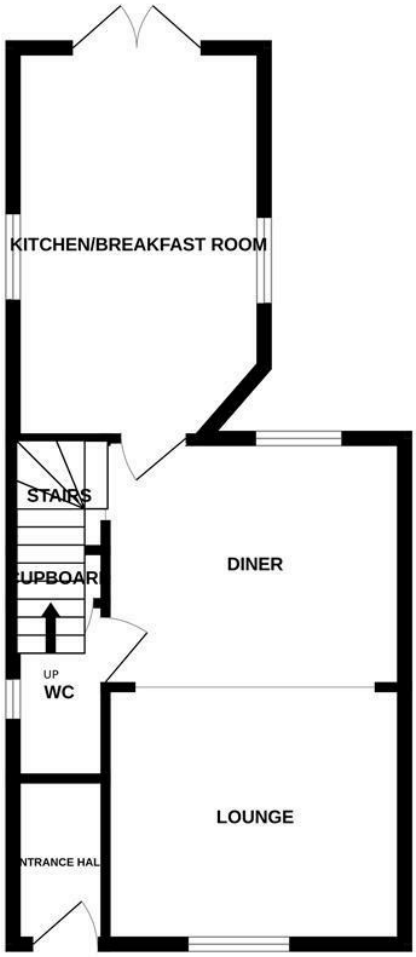


SHED

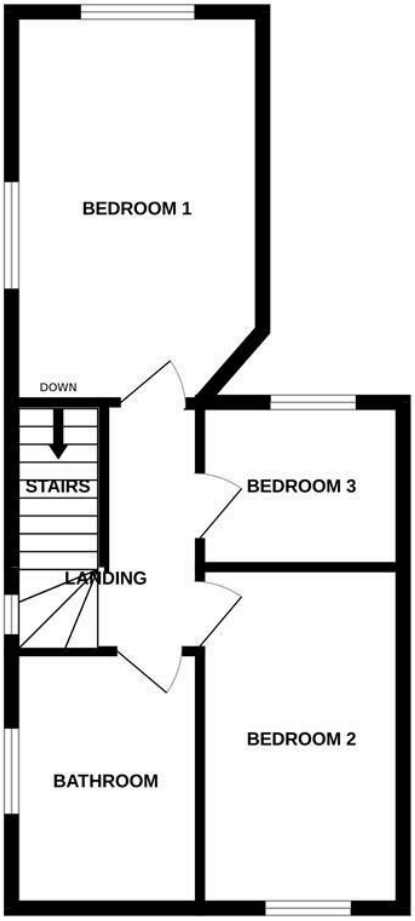
3'5 x 8'11 (1.04m x 2.72m)

The timber shed has shelving and there is light and power.

GROUND FLOOR



1ST FLOOR



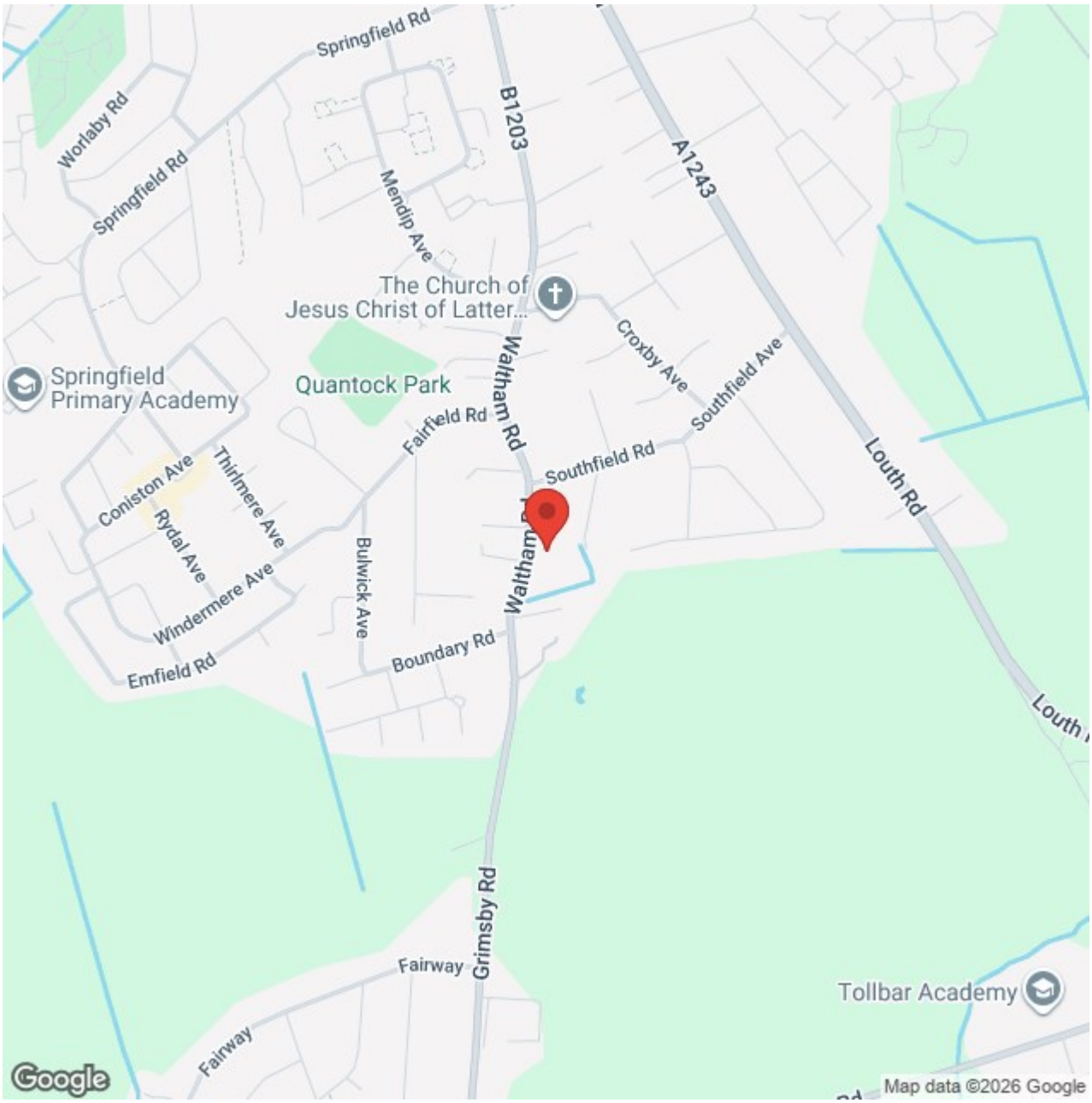
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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