



Haven Avenue, Grimsby, DN31 2PA

Grimsby

**Offers in the Region of
£75,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A good starter home or investment purchase, with views over the river Freshney to the front.

This three bedroom terrace house would make a good starter home or investment property. To the ground floor it has a porch, hall, living room, dining room, kitchen and a bathroom. To the first floor are three bedrooms.

The property is double glazed, has a modern gas central heating boiler and has views to the front over the river Freshney. To the rear is a small, easy maintenance courtyard garden.

To view this property, please quote Ref No.: JS0755 when calling to book a viewing.

Porch

Having a double glazed front door.

Hall

Having a small inner hallway which leads to the living room.

Living Room - 3.44m x 3.26m max (11'3" x 10'8")

A cosy living room having a double glazed window to the front, a gas fire set in an attractive surround, a radiator and being open plan to the dining room.

Dining Room - 4.27m max x 3.42m (14'0" x 11'2")

A spacious dining/sitting room with a gas fire set in an attractive surround, a double glazed window and a radiator.

Kitchen - 3.22m x 2.66m (10'6" x 8'8")

Fitted with beech effect wall and base units and having plumbing for a washing machine, a gas point for a cooker and recess for fridge and freezer. Having a tiled floor, a double glazed window and door to the garden. A cupboard houses the modern 'Ideal' combination boiler.

Bathroom

Fitted with a walk-in 'accessible' bath, a hand basin and w.c. set within a vanity unit. Having tiled walls and a double glazed window.







Bedroom 1 - 4.29m max x 3.46m (14'0" x 11'4")

A large double bedroom with a double glazed window and a radiator.

Bedroom 2 - 3.42m x 3.33m max (11'2" x 10'11")

A good double room with a double glazed window and a radiator.

Bedroom 3 - 3.15m x 2.71m (10'4" x 8'10")

A good single bedroom with a built in cupboard, double glazed window and a radiator.

Garden

Having a small courtyard style garden to the rear which is laid to patio for easy maintenance.





This floor plan is not drawn to scale. It is for guidance purposes only and should not be relied upon to accurately reflect the property dimensions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



James Stanhope

16 Sackville Street Grimsby North East Lincolnshire DN34 4NX

01472 400 070

james.stanhope@exp.uk.com

<https://jamesstanhope.exp.uk.com>