JoyWalker

ESTATE AGENTS

2 Coulam Place

Humberston, Grimsby, North East Lincolnshire DN36 4TU

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated within the heart of Humberston, close to all local amenities, good bus routes, highly regarded schools and a short drive to Cleethorpes seafront and Grimsby town centre. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, reception hallway, modern kitchen open to the dining area, lounge, two double bedrooms and a recently fitted modern shower room. Standing in well maintained gardens with mature planting, driveway providing ample off road parking and a detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £199,950

- HUMBERSTON VILLAGE LOCATION
- IMMACULATE & WELL MAINTAINED
- SEMI DETACHED BUNGALOW
- KITCHEN OPEN TO DINING AREA
- LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE
- NO FORWARD CHAIN

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www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed to the front of the property via a uPVC double glazed door with sidelight panels leading into the porch way.

PORCH

Having tongue and groove panelled walls with carpeted, lighting and a half glazed solid oak door leading to the reception hallway.

HALLWAY

The reception hallway has coving to the ceiling, carpeted flooring and radiator. Loft access to the ceiling with a pull down ladder and housing the wall mounted boiler.

KITCHEN

10'7" x 10'0" (3.24 x 3.07)

The kitchen benefits from a large range of cream shaker style wall and base units with solid wood worksurfaces, tiled splashbacks incorporating a circular sink and drainer, ceramic hob with stainless steel chimney style extractor hood, eye level electric fan assisted oven with built in microwave oven and integrated fridge freezer and automatic washing machine. Finished with wood effect flooring, uPVC double glazed window with blinds and uPVC double glazed door overlooking the garden. Open archway leading to the dining area creating and open plan feel.

KITCHEN

KITCHEN

KITCHEN

DINING ROOM

10'11" x 7'0" (3.35 x 2.15)

The dining room has an open archway to the kitchen with continued flooring, radiator and a uPVC double glazed window to the side aspect with blind fitted.

DINING ROOM

LOUNGE

14'0" x 10'9" (4.29 x 3.29)

The lounge has a uPVC double glazed picture window to the front aspect with blinds fitted, carpeted flooring, coved ceiling, radiator and feature fireplace with wood surround, tiled hearth and back and gas fire.

LOUNGE

LOUNGE

BEDROOM ONE

12'10" x 11'0" (3.92 x 3.37)

The master bedroom has a uPVC double glazed bay window to the front aspect with blinds fitted, carpeted flooring, radiator and built in modern wardrobes with sliding doors.

BEDROOM ONE

BEDROOM ONE

BEDROOM TWO

10'11" x 10'0" (3.35 x 3.06)

The second double bedroom is to the rear of property with coving to the ceiling, carpeted flooring, radiator and uPVC double glazed French doors with blinds fitted overlooking the garden.

BEDROOM TWO

SHOWER ROOM

7'2" x 6'3" (2.19 x 1.92)

The modern shower room benefits from a white three piece suite comprising of a walk in shower with glazed screen and electric shower with a modern off white combination unit with wood effect work surfaces with ample storage housing the hand wash basin and low flush wc with hidden cistern. finished with fully tiled walls and floor, heated towel rail and a uPVC double glazed window to the rear aspect with blind fitted.

SHOWER ROOM

OUTSIDE

THE GARDENS

THE GARDENS

The property stands with a fenced boundary to the front and side aspect and an open driveway providing ample off road parking with double wrought iron gates leading to the rear garden and detached garage. The front garden is laid to lawn with mature planting to the borders. The rear garden has fenced boundaries and is laid to lawn with dual aspect patio areas and mature planting to the borders. Timber shed.

REAR VIEW

FRONT GARDEN

GARAGE
Detached garage with double doors opening to the front and is fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING
Council Tax Band - B
EPC - C

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.

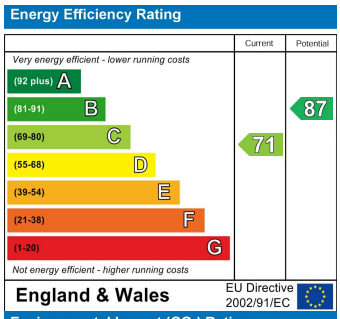
VIEWING ARRANGEMENTS
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

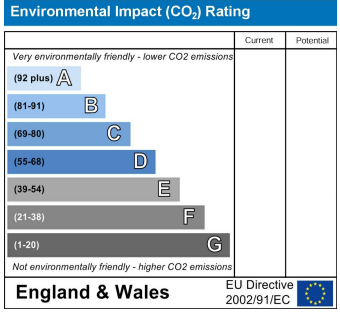
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)

Total area: approx. 68.2 sq. metres (734.5 sq. feet)





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.