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PROPERTY FOR SALE
316 HAINTON AVENUE, GRIMSBY

PURCHASE PRICE £79,950 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£79,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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316 HAINTON AVENUE, GRIMSBY

Nestled on Hainton Avenue in Grimsby, this spacious mid-terrace house presents an excellent opportunity for seasoned investors and builders alike, as it is offered for sale with no chain. The property boasts a prime location, conveniently situated near local amenities and the bustling town centre, making it an ideal choice for those seeking accessibility and comfort.

Upon entering, you are welcomed into the porch that leads into a hall. The ground floor features two well-proportioned reception rooms, including a delightful lounge/diner that provides ample space for relaxation and entertaining. The kitchen/diner is thoughtfully designed, offering a practical layout for cooking and dining, complemented by a utility area for added convenience.

The first floor comprises three bedrooms, perfect for families or guests, along with a well-appointed bathroom. Additionally, the loft has been boarded and includes a roof light and power, providing potential for further development or storage.

Outside, the property benefits from both front and rear gardens, offering outdoor space for leisure and gardening. The house is double glazed throughout and equipped with gas central heating, ensuring warmth and energy efficiency.

This property is not only a comfortable family home but also a promising investment opportunity in a sought-after area. With its spacious layout and proximity to essential services, it is sure to attract considerable interest. Do not miss the chance to make this delightful house your new home.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a hardwood and glazed door into the hall.

HALL

With stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard and a light to the ceiling.

LOUNGE/DINER

27'6 x 11'5 decreasing to 9'4 (8.38m x 3.48m decreasing to 2.84m)

With dual aspect u.PVC double glazed windows, two central heating radiator, a wall mounted gas fire, two lights and coving to the ceiling.

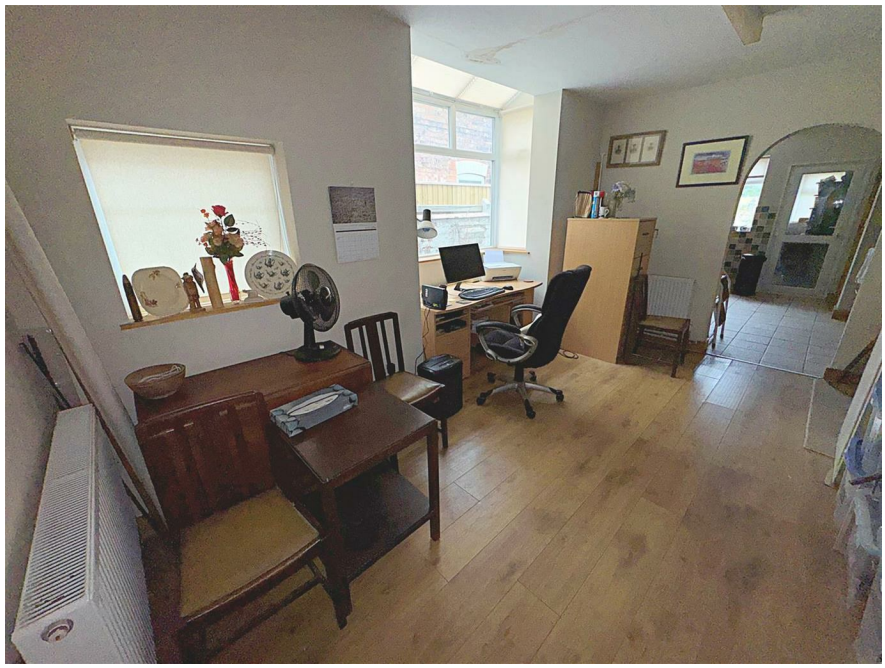
316 HAINTON AVENUE, GRIMSBY

LOUNGE/DINER

DINING ROOM

14'8 x 12'5 (4.47m x 3.78m)

The dining room with two u.PVC double glazed windows, two central heating radiators, laminate to the floor and a light to the ceiling.



KITCHEN
11'5 x 9'3 (3.48m x 2.82m)
With a range of oak wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome tap. An integrated electric double oven with a microwave above, an integrated dishwasher and fridge/freezer, a 4 ring electric hob with a housed extractor fan above. Two u.PVC double glazed windows and a door, a wall mounted central heating boiler housed in a wall cupboard, a walk-in cupboard, a tiled floor and a light to the ceiling.

UTILITY ROOM
7'9 x 4'10 (2.36m x 1.47m)
With a u.PVC window and door, plumbing for a washing machine, a tiled floor and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off, two lights and loft access to the ceiling.

BEDROOM 1
15'2 x 14'7 (4.62m x 4.45m)
This 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 2

12'1 x 9'5 (3.68m x 2.87m)

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

BEDROOM 3

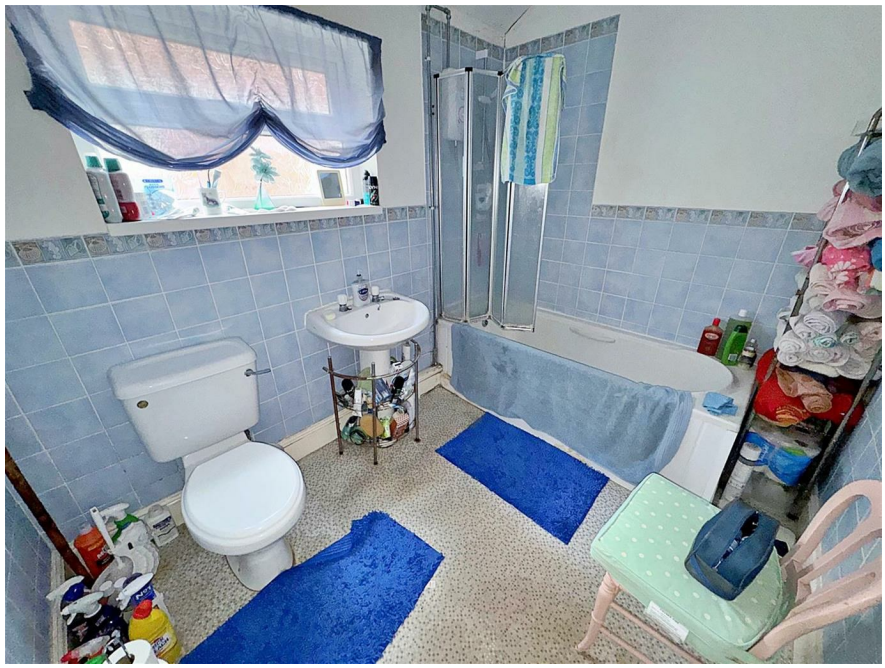
14'2 max x 9'7 (4.32m max x 2.92m)

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

BATHROOM

6'4 x 8'4 (1.93m x 2.54m)

The bathroom comprising of a panelled bath with an electric shower over, a pedestal wash hand basin and a toilet all with chrome fittings. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



LOFT

13'10 x 14'4 (4.22m x 4.37m)

The loft is boarded with a velux window, light and power.

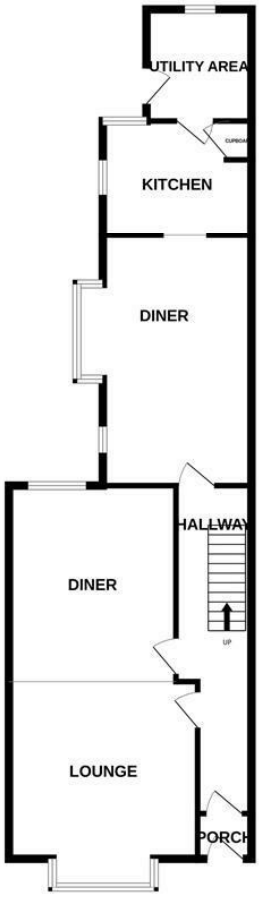
316 HAINTON AVENUE, GRIMSBY

OUTSIDE

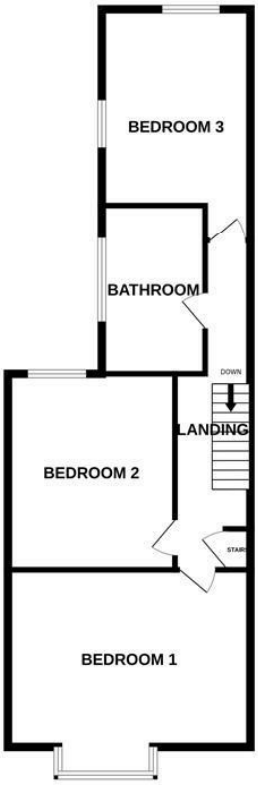
The front garden has a walled boundary and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid with gravel with a concrete path and there is a timber shed.

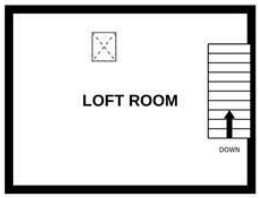
GROUND FLOOR



1ST FLOOR



2ND 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

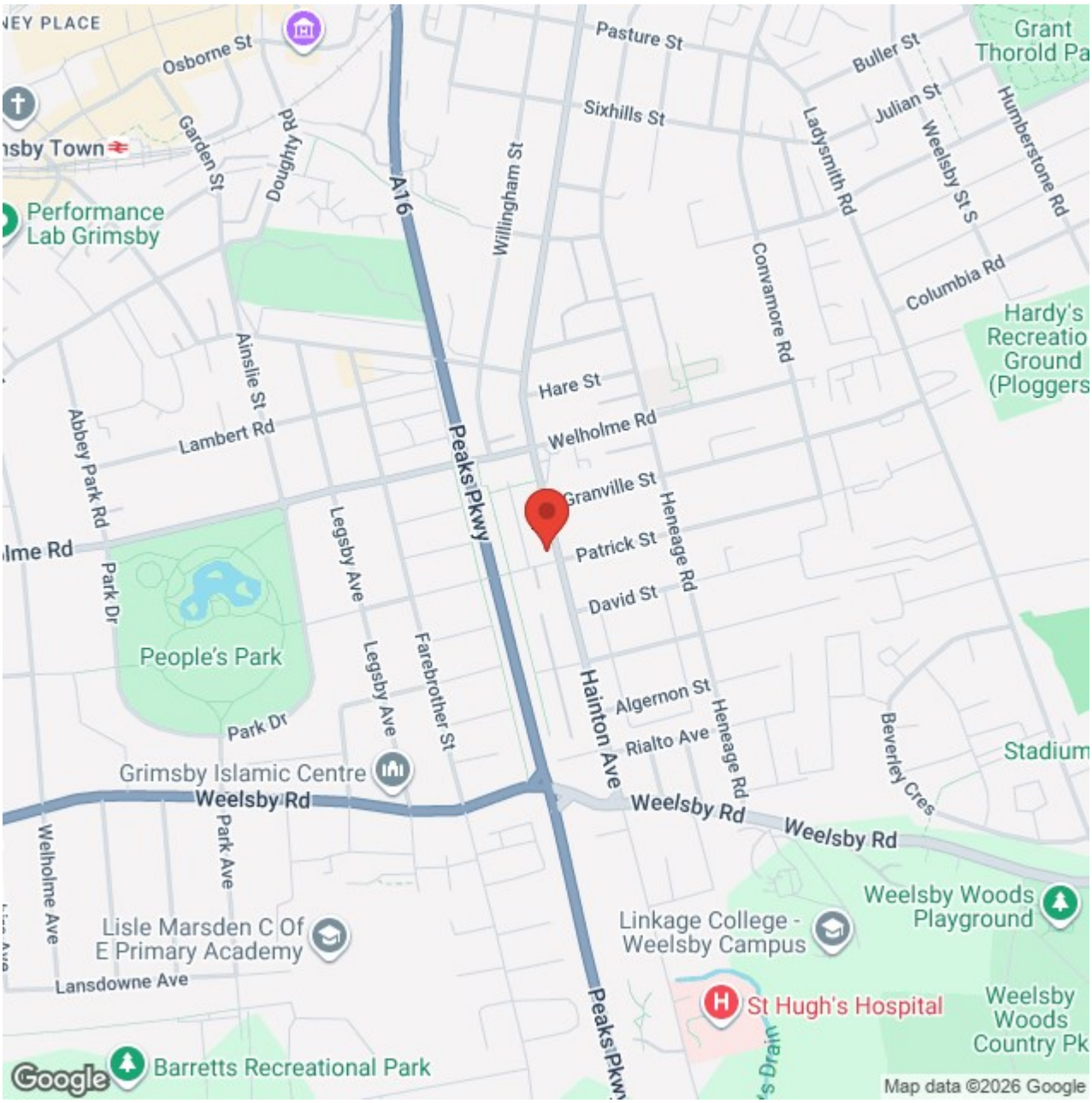
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland