JoyWalker

ESTATE AGENTS

234 Chelmsford Avenue

Grimsby, North East Lincolnshire DN34 5DE

Situated in the popular area of Chelmsford Avenue, this three-bedroom semi-detached property enjoys a convenient corner position and is offered for sale with no forward chain. The property is presented in clean and well-maintained order, whilst offering an excellent opportunity for the new owner to undertake some general modernisation and create a home to their own taste. Ideally located for access to local colleges, schools and a range of everyday amenities, the property also benefits from good public transport links and regular bus routes. Further benefits include gas central heating and uPVC double glazing. The accommodation comprises an entrance hall with parquet flooring, kitchen, lounge/diner and, to the first floor, three bedrooms and a modern shower room. Externally, the property enjoys lawned gardens with mature planting to the borders, together with walled boundaries, stonebond pathways and a driveway providing off-road parking to the rear, leading to the garage. An excellent opportunity for a variety of buyers, early viewing is highly recommended.

Offers Over £125,000

- POPULAR CHELMSFORD AVENUE LOCATION
- THREE-BEDROOM SEMI-DETACHED HOME
- CORNER POSITION
- CLEAN AND WELL-MAINTAINED ORDER
- GENERAL MODERNISATION REQUIRED
- LOUNGE/DINER
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- DRIVEWAY & GARAGE
- NO FORWARD CHAIN – VIEWING ADVISED

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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 via the front of the property through a uPVC door with glazed side-light panels, leading into the hallway.

HALLWAY

The welcoming hallway features a uPVC double-glazed window to the side aspect, parquet flooring and carpeted stairs with an enclosed banister leading to the first floor. A radiator completes the space.

KITCHEN

11'8" x 7'4" (3.57 x 2.25)

The kitchen benefits from a range of cream-fronted wall and base units with contrasting wood-effect work surfaces and tiled splashbacks, incorporating a composite sink and drainer, ceramic hob with extractor hood above and a one-and-a-half electric fan-assisted oven beneath. There is ample space for an automatic washing machine and fridge freezer. The room is finished with tiled flooring, recessed downlights, a radiator and wall-mounted boiler, together with dual-aspect uPVC double-glazed windows and a fully glazed uPVC door providing access to the garden.

KITCHEN

KITCHEN

LOUNGE DINER

The spacious and versatile lounge/diner features a uPVC double-glazed bay window to the front aspect and uPVC double-glazed French doors opening onto the rear garden. Further benefits include coving to the ceiling, parquet flooring, a radiator and a wooden fireplace surround with marble-effect hearth and back, housing a new gas fire. This is a particularly versatile room, offering ample space for both comfortable seating and dining.

LOUNGE DINER

LOUNGE DINER

LOUNGE DINER

FIRST FLOOR

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FIRST FLOOR LANDING

The landing features continued carpeted flooring, an enclosed banister and a uPVC double-glazed window to the side aspect, with loft access to the ceiling.

BEDROOM ONE

10'5" x 9'11" (3.20 x 3.03)

The largest of the three bedrooms is situated to the front aspect and features a uPVC double-glazed window, carpeted flooring and a radiator.

BEDROOM ONE

BEDROOM TWO

9'2" x 8'6" (2.81 x 2.61)

The second double bedroom is situated to the rear of the property and features a uPVC double-glazed window, carpeted flooring, a radiator and built-in wardrobes, together with a useful airing cupboard.

BEDROOM TWO

BEDROOM THREE

6'10" x 6'5" (2.09 x 1.96)

The third bedroom is situated to the front aspect and features a uPVC double-glazed window, carpeted flooring and a radiator.

SHOWER ROOM

7'3" x 5'4" (2.22 x 1.63)

The modern shower room benefits from a white three-piece suite comprising a corner shower with curved glazed screen and electric shower, together with a modern combination vanity unit providing useful storage and incorporating a wash hand basin and low-flush WC with concealed cistern. The room is finished with aqua-style wall panelling and tiling, vinyl flooring, a heated towel rail and a uPVC double-glazed window to the rear aspect.

OUTSIDE

THE GARDENS

The property enjoys a desirable corner position, with low-walled boundaries and a wrought iron entrance gate. A Stonebond driveway to the rear provides access to the detached garage and offers ample off-road parking. Stonebond pathways lead through the gardens, which wrap around the front, side and rear of the property. The gardens are well maintained and are mainly laid to lawn, with mature planting providing attractive borders. The south-westerly facing rear garden is a fantastic size and is ideal for summer entertaining, featuring an extended Stonebond patio area. There is also a detached garage with an up-and-over door and power connected.

THE GARDENS

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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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

VIEWING ARRANGEMENTS

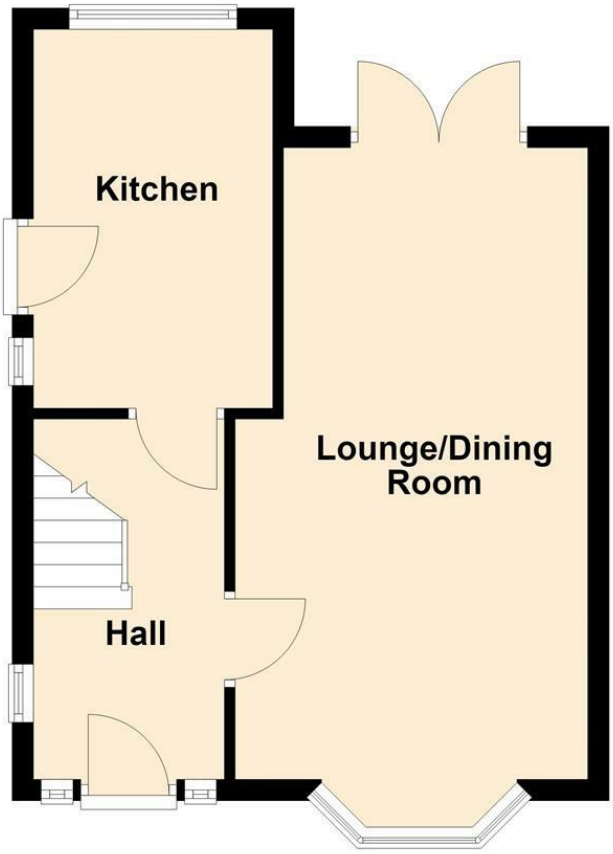
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

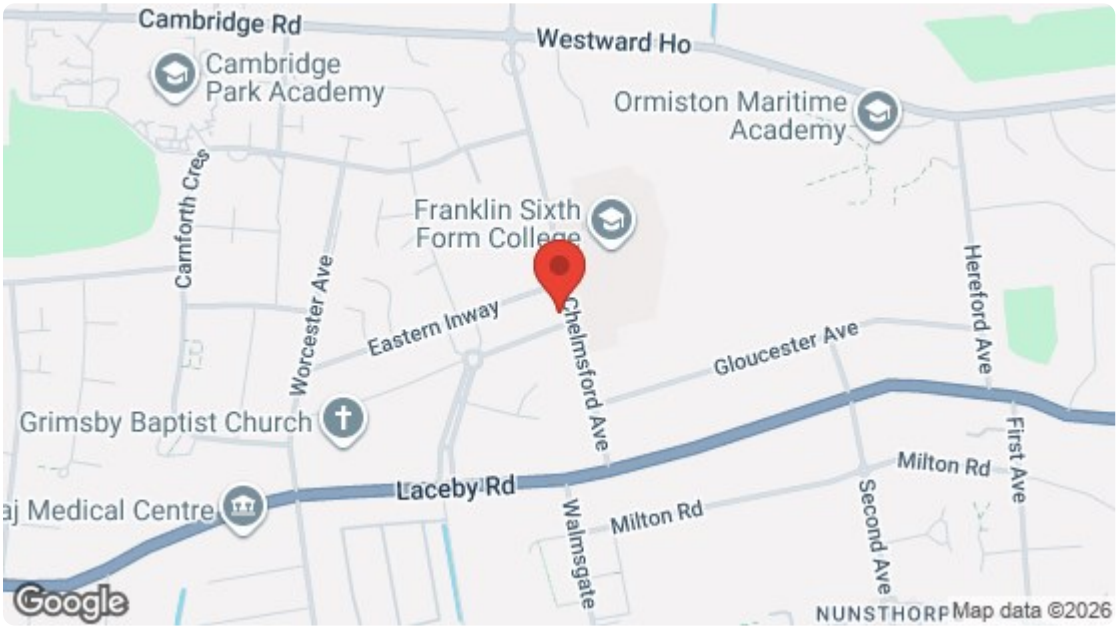
Approx. 25.3 sq. metres (272.1 sq. feet)
(excluding Kitchen)

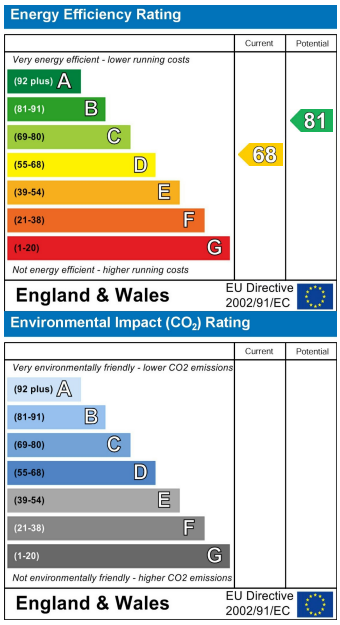


First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)
(excluding Bathroom)

Total area: approx. 54.8 sq. metres (589.4 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.