



11 VINCENT ROAD

GRIMSBY, DN33 3SF

£145,000
FREEHOLD

A beautifully renovated two-bedroom semi-detached home offering stylish modern living, off-road parking for two vehicles and a generous rear garden with decking, all set in a quiet location close to the hospital.



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DESCRIPTION

This beautifully presented two-bedroom semi-detached modern home has been greatly renovated by its current owners and offers stylish, contemporary living throughout. The property benefits from off-road parking for two vehicles and features a modern kitchen that flows seamlessly into a lounge diner enhanced by attractive decorative panelling, creating a welcoming and sociable living space. Upstairs, the modern bathroom is finished with sleek black fittings and includes an over-the-bath shower with a side screen. To the rear, there is a generously sized, secure garden complete with decking, ideal for outdoor dining and relaxation. Situated in a quiet location and conveniently close to the hospital, this home is perfectly suited to first-time buyers, professionals, or those seeking a turnkey property in a desirable setting.

ENTRANCE HALLWAY

Spacious entrance hallway with open doorway into kitchen, door to W.C and door into living dining room

KITCHEN

With a range of wall and base units, built in oven with hob over and space for undercounter appliances

DOWNSTAIRS W.C

With W.C and hand wash basin

LOUNGE/DINER

Slight L shaped room allowing for living area and dining area, beautifully panelled with sliding doors onto the rear garden

FIRST FLOOR HALLWAY

With doors to all first floor rooms and access to the loft

BEDROOM ONE

Front facing with the stairs bulk head designed as a feature and use as furniture

BEDROOM TWO

rear facing

FAMILY BATHROOM

With three piece suite, and wall mounted shower and side shower screen.

REAR GARDEN

Fully fenced to all boundaries with good sized lawn area and decked area directly outside the sliding door

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ADDITIONAL INFORMATION

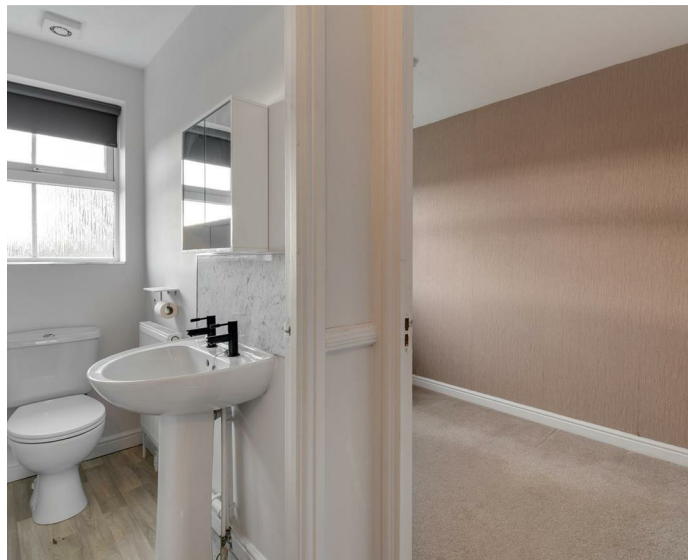
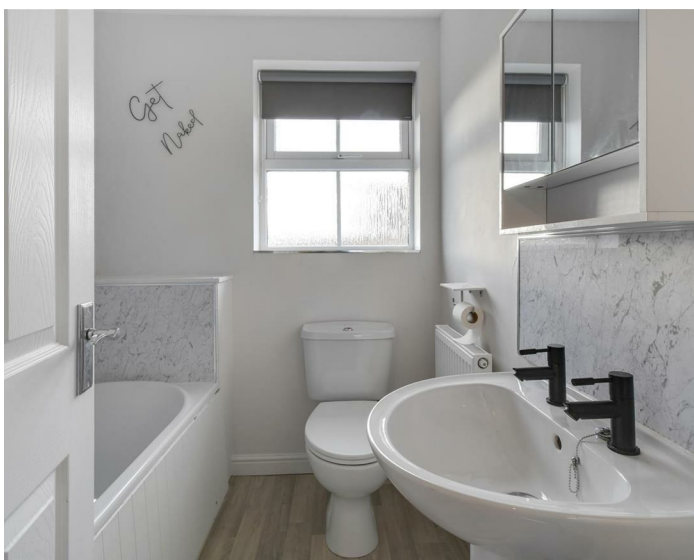
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



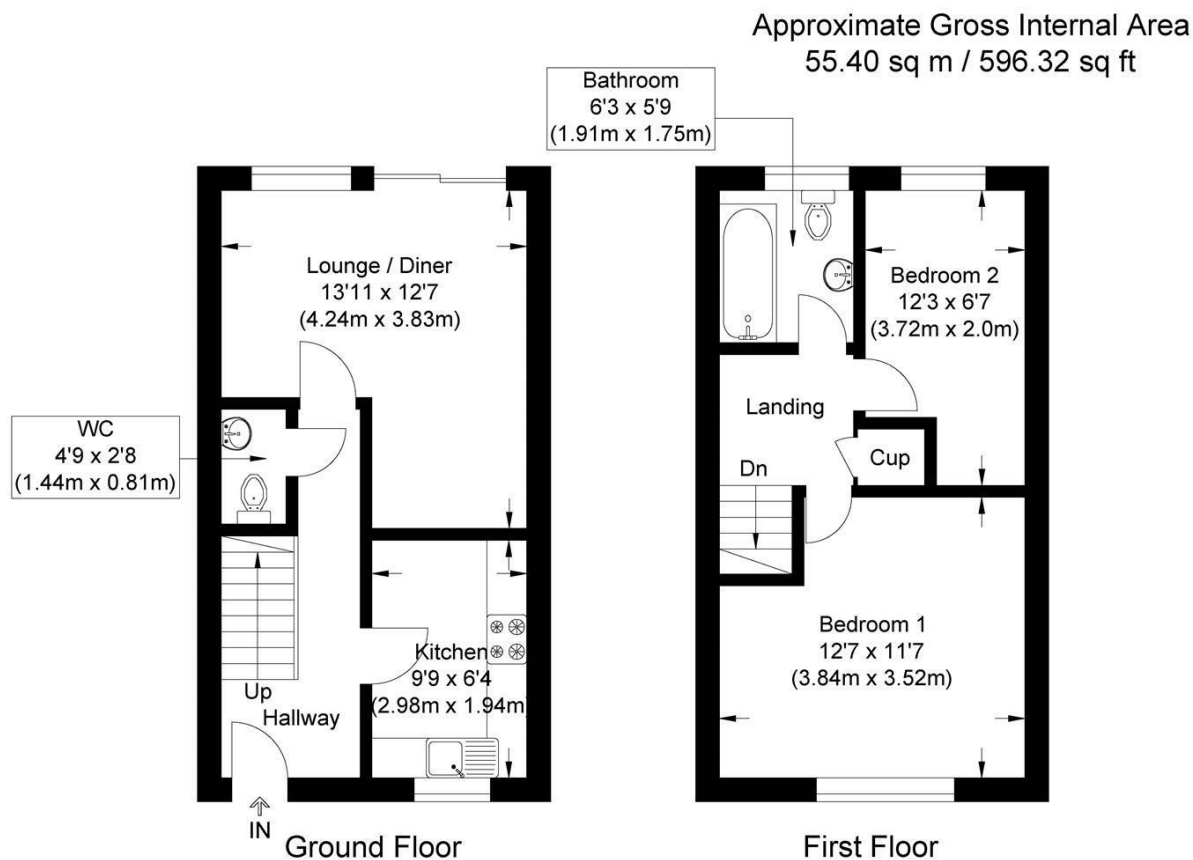


Illustration for identification purposes only, measurements are approximate, not to scale.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>

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