



Beverley Close , Holton-le-Clay

£149,950



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property it must be


lovelle



KEY FEATURES

- No Forward Chain
- Semi-Detached House
- Modern Kitchen & Bathroom
- Spacious Accommodation
- uPVC DG & GCH
- Garage
- Popular Village Location
- EPC rating C

DESCRIPTION

**** SINGLE GARAGE INCLUDED WITHIN SALE**** Lovelley offer to market with ****NO FORWARD CHAIN**** this superbly presented three bedroom semi-detached house, located within a cul-de-sac position with open green to the front and residential parking and a designated garage to the rear.

Offering an array of modern features including a superb fitted kitchen with an open plan dining area, family bathroom with a three piece suite including a shower over the bath and relatively new flooring throughout.

Benefitting from uPVC double glazing and uPVC double glazing ensuring energy efficiency and comfort all year.

Holton le Clay is a popular village nestled on the outskirts of Grimsby with a wide selection of amenities including local schools and public transport links.

Viewings are highly recommended.

PARTICULARS OF SALE

Entrance Hall

1.85m x 3.81m (6'1" x 12'6")

Spacious and welcoming with stairs leading to the first floor.

Radiator.

Lounge

3.72m x 3.64m (12'2" x 11'11")

Modern downlighting, radiator and window to the front aspect with views to an open green with mature trees.

Kitchen

5.66m x 2.81m (18'7" x 9'2")

Superbly fitted high gloss wall and base units with complimentary worktops over incorporating stainless steel 1 & 1/3 sink with mixer tap and drainer. Built-in oven, hob and extractor hood over. Space for dining table with floor to ceiling radiator and larger than average window with views to the garden.

Landing

Decorated to match the hall, window to the side aspect.

Bathroom

1.72m x 2.7m (5'7" x 8'11")

Modern part tiled suite comprising of; panelled bath with mixer tap and rainfall shower head over, pedestal wash hand basin, close coupled wc, radiator, extractor fan, loft access and dual aspect windows.

Bedroom 1

3.46m x 2.92m (11'5" x 9'7")

Radiator and window.

Bedroom 2

2.75m x 3.22m (9'0" x 10'7")

Radiator and window.

Bedroom 3

2.75m x 2.33m (9'0" x 7'7")

Radiator and window. property.room.title9\$

Low maintenance gardens to both the front and rear. There are resident parking areas and a single garage positioned diagonally



across from the property.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

t: 01472 251918 e: grimsby@lovelle.co.uk

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



FLOOR PLANS

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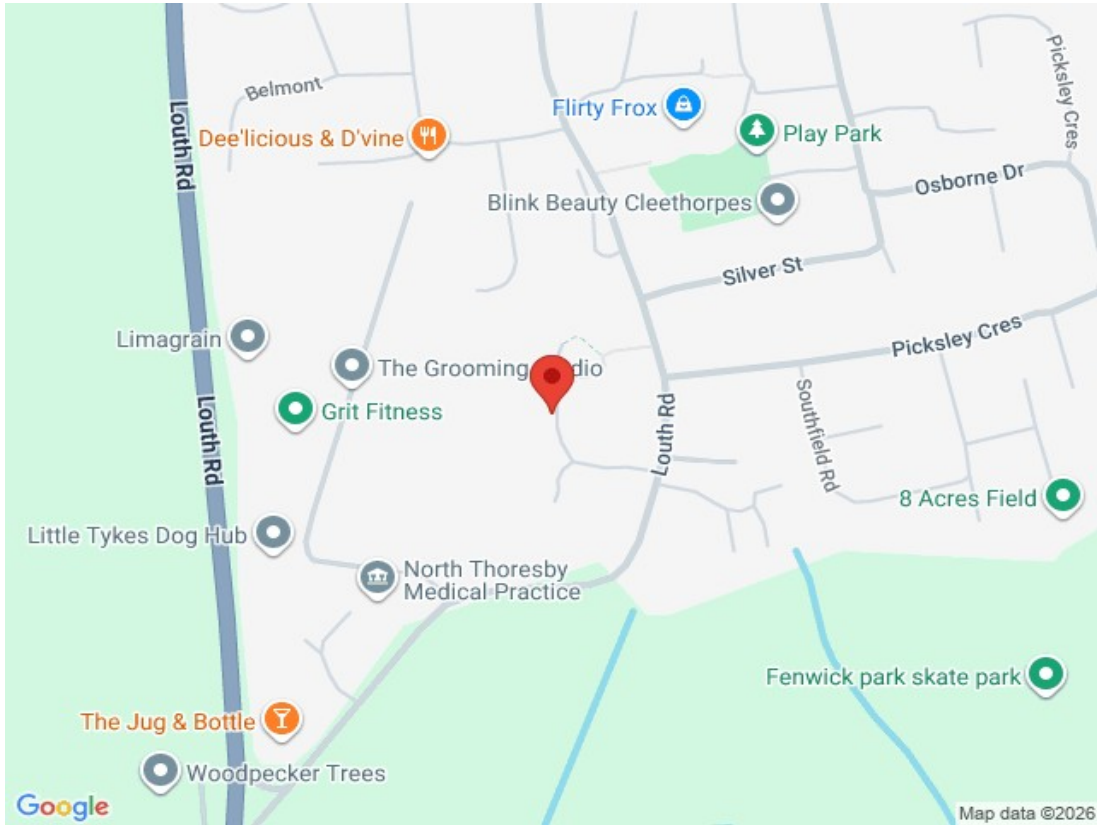
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MAP



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