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PROPERTY FOR SALE
20 AMETHYST COURT, NEW WALTHAM GRIMSBY

PURCHASE PRICE £229,950 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	C
PURCHASE PRICE	£229,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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20 AMETHYST COURT, NEW WALTHAM GRIMSBY

Nestled in the desirable Amethyst Court of New Waltham, Grimsby, this charming detached house presents an excellent opportunity for those seeking a family home in a prime location. Offered for sale with no chain, this property is conveniently situated near local amenities and schools, making it an ideal choice for families. Additionally, it is just a short drive from both Grimsby town centre and the picturesque Cleethorpes seafront, providing easy access to a variety of leisure activities.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation and entertaining. The kitchen/diner offers a practical space for family meals and gatherings, while a convenient WC completes the ground floor layout. Ascending to the first floor, you will find three well-proportioned bedrooms, ideal for accommodating family members or guests, alongside a family bathroom.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, there are front and rear gardens, providing outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. The property also includes a garage and off-road parking, adding to the convenience of this lovely home.

While the house is in need of some updating, it offers a fantastic canvas for potential buyers to personalise and enhance to their taste. This property is a rare find in a sought-after area, making it a must-see for anyone looking to settle in New Waltham.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling.

20 AMETHYST COURT, NEW WALTHAM GRIMSBY

LOUNGE

14'6 x 13'6 (4.42m x 4.11m)

The lounge is to the front of the property with a u.PVC double glazed bow window, two u.PVC double glazed windows to the side, a log burner sat on a tiled hearth with a wooden mantle. A central heating radiator, wall lights and coving to the ceiling.

KITCHEN

10'3 x 12'6 (3.12m x 3.81m)

With a range of pine wall and base units, contrasting work surfaces incorporating a white sink with a chrome mixer tap. A range cooker with a housed extractor fan above and space for an under counter fridge. A u.PVC double glazed window and door, tiled splash backs, a central heating radiator, a tiled floor and a light to the ceiling.

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KITCHEN/DINER

DINER

10'3 x 10'8 (3.12m x 3.25m)

With a u.PVC double glazed window, u.PVC double glazed French doors, a central heating radiator, laminate to the floor and a light to the ceiling.

WC

3'6 x 4'4 (1.07m x 1.32m)

With a toilet, a vanity sink unit and a chrome mixer tap. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, an airing cupboard, a light and loft access to the ceiling.

BEDROOM 1

9'11 x 11'8 (3.02m x 3.56m)

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 1

BEDROOM 2

10'2 x 10'4 (3.10m x 3.15m)

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

BEDROOM 2

BEDROOM 3

10'0 x 7'8 (3.05m x 2.34m)

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

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BATHROOM

6'9 x 8'11 (2.06m x 2.72m)

Comprising of a panelled bath, a pedestal wash hand, a toilet all with chrome fittings, and a shower enclosure with a Mira plumbed shower. A u.PVC double glazed window, part tiled walls, a central heating radiator, laminate to the floor and a light to the ceiling.

GARAGE

17'8 x 9'5 (5.38m x 2.87m)

The brick garage with an up and over door, a u.PVC double glazed window and wooden and glazed door. A wall mounted central heating boiler and plumbing for a washing machine.

OUTSIDE

The front garden is open plan and predominantly laid to lawn, complemented by a selection of mature trees, shrubs and established planting. A concrete and block-paved driveway provides ample off-road parking and leads directly to the garage.

The enclosed rear and side gardens benefit from both fenced and walled boundaries, creating a private outdoor space. The gardens are thoughtfully landscaped with lawned areas, decorative chippings, established borders and raised planting beds. A pathway extends around the property, while a patio seating area and timber garden shed complete the attractive outdoor offering.

20 AMETHYST COURT, NEW WALTHAM GRIMSBY

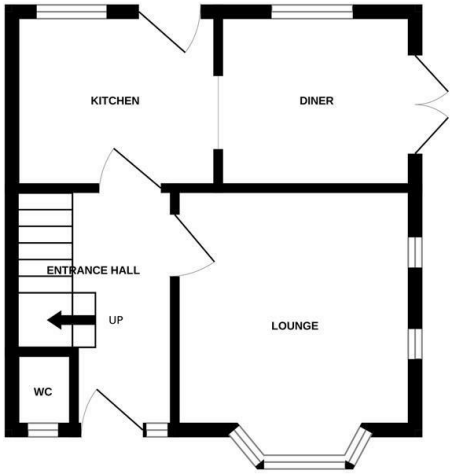
OUTSIDE

OUTSIDE

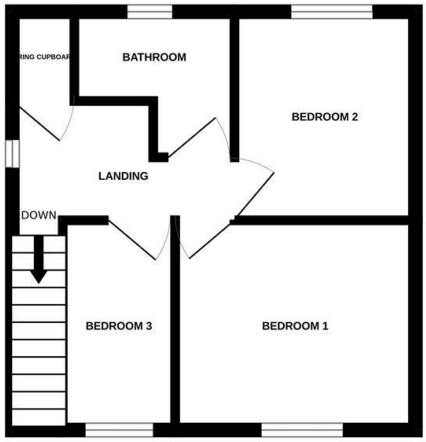
20 AMETHYST COURT, NEW WALTHAM GRIMSBY

OUTSIDE

GROUND FLOOR



1ST 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

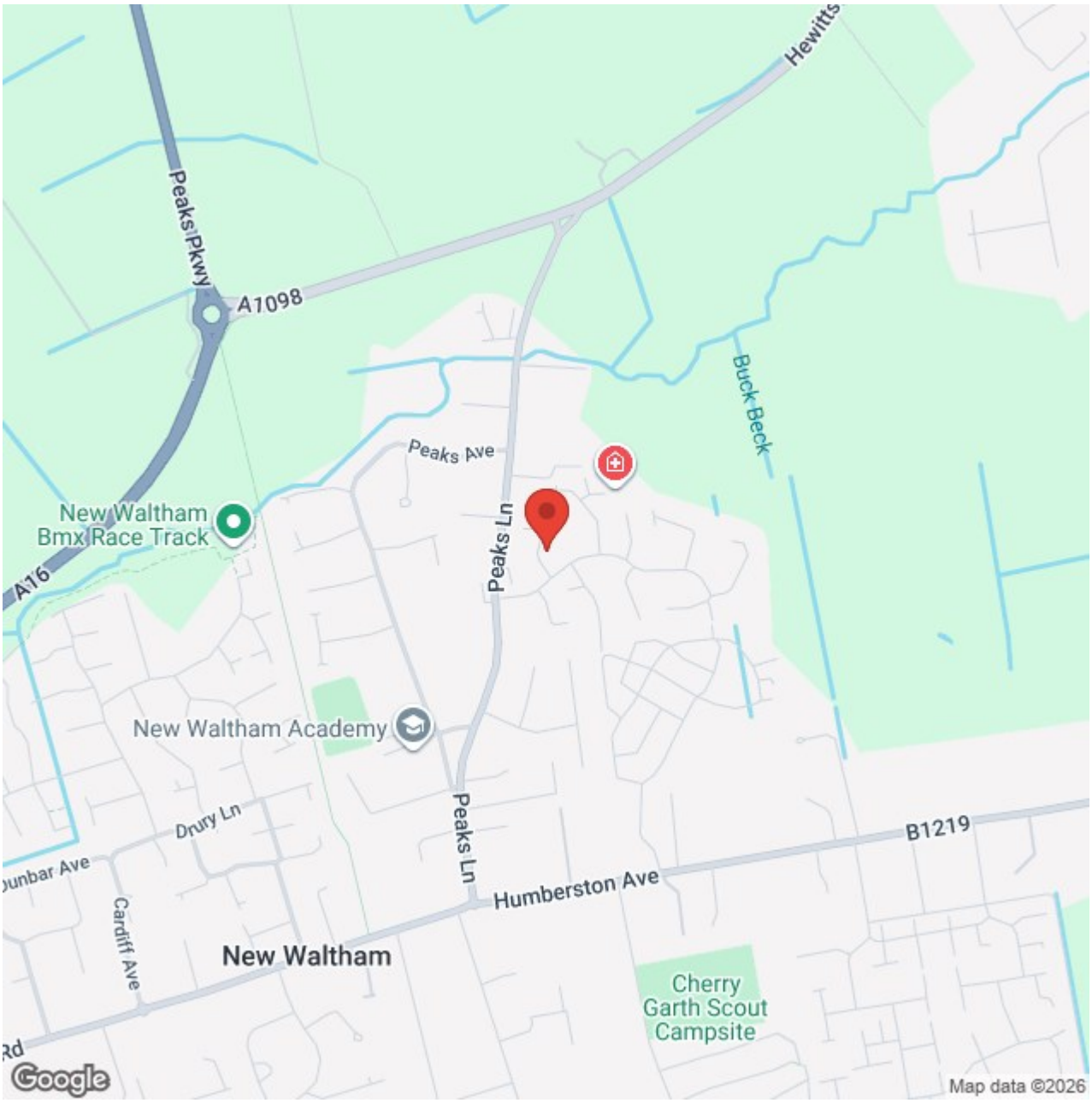
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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