



10 Trefoil Close Grimsby, North East Lincolnshire DN33 3BB

**** 25% SHARED OWNERSHIP **** We are delighted to offer the opportunity to purchase a 25% shared ownership property ideal for first time buyers. Situated on this ever popular modern development off Springfield Road ideally placed for Diana Princess of Wales hospital and within easy access of local amenities is this TWO BEDROOM END LINK PROPERTY with allocated parking to the rear. The accommodation offers :- Lounge, kitchen diner, cloakroom/wc and to the first floor two double bedrooms and family bathroom. Open plan front garden with views over nature grounds and private enclosed rear garden. Allocated parking. Early viewing is highly recommended built in 2019 and still under NHBC warranty.

25% Shared Ownership
£38,750

- **** 25% SHARED OWNERSHIP**
- **END LINK PROPERTY**
- **IDEAL FIRST TIME BUY**
- **KITCHEN DINER**
- **LOUNGE**
- **CLOAKROOM/WC**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM**
- **REAR GARDEN**
- **ALLOCATED COURTYARD PARKING**



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite door.

LOUNGE

15'10" x 12'6" (4.84 x 3.83)

Having a uPVC double glazed window to the front aspect with fitted wooden slated blinds, wood effect vinyl flooring, radiator and carpeted stairs with open wooden balustrade leading to the first floor.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



KITCHEN DINER

12'6" x 12'1" (3.83 x 3.7)

The modern kitchen benefits from a large range of wood effect wall and base units with contrasting worksurfaces and matching up stands and incorporates a stainless steel sink and drainer, gas hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood. Under space for and automatic washing machine and ample space freestanding fridge freezer and family dining table. Finished with vinyl flooring, radiator and a uPVC double glazed window and door leading to the rear garden.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



CLOAKROOM/WC

6'1" x 3'4" (1.86 x 1.02)

Benefitting from a white two piece suite comprising of; pedestal hand wash basin and low flush wc, tiled splashback, vinyl flooring, extractor fan, radiator and uPVC double glazed window to the side aspect with wooden slated blinds.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with open wooden balustrade, radiator and loft access to the ceiling. The loft has full boarding and pull down ladder.



BEDROOM ONE

12'6" x 11'6" (3.83 x 3.53)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes with mirrored sliding doors. Large built in storage cupboard.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

12'6" x 8'9" (3.82 x 2.69)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM TWO

Additional Photograph

BATHROOM

6'9" x 5'4" (2.08 x 1.63)

Benefitting from a white three piece suite comprising of; Bath with shower over and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with vinyl flooring, radiator, extractor fan and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

The property is accessed via a paved courtyard with allocated parking and pathway leading to the rear garden and to the front of the property which is open plan and has views over the nature garden. The private rear garden has feathered edge fencing with a side access gate and is laid to lawn with a paved patio.



PARKING

One allocated parking space in the red brick paved courtyard.



SHARED OWNERSHIP

The new owner will carry on the rental agreement with LHP.

The current charges total is £377.34 per calendar month which includes Rent - £334.89, Communal Administration - £1.67, 3rd Party Management - £16.73, Personal Administration - £1.99, Buildings Insurance - £19.93, LHP service charge - £2.13, Total - £377.34

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - B

TENURE - LEASEHOLD

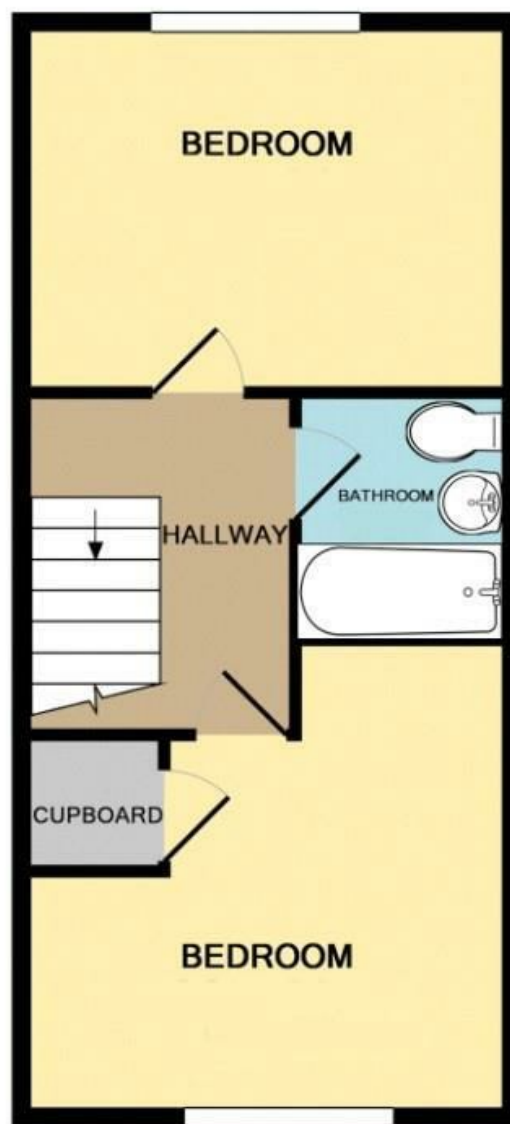
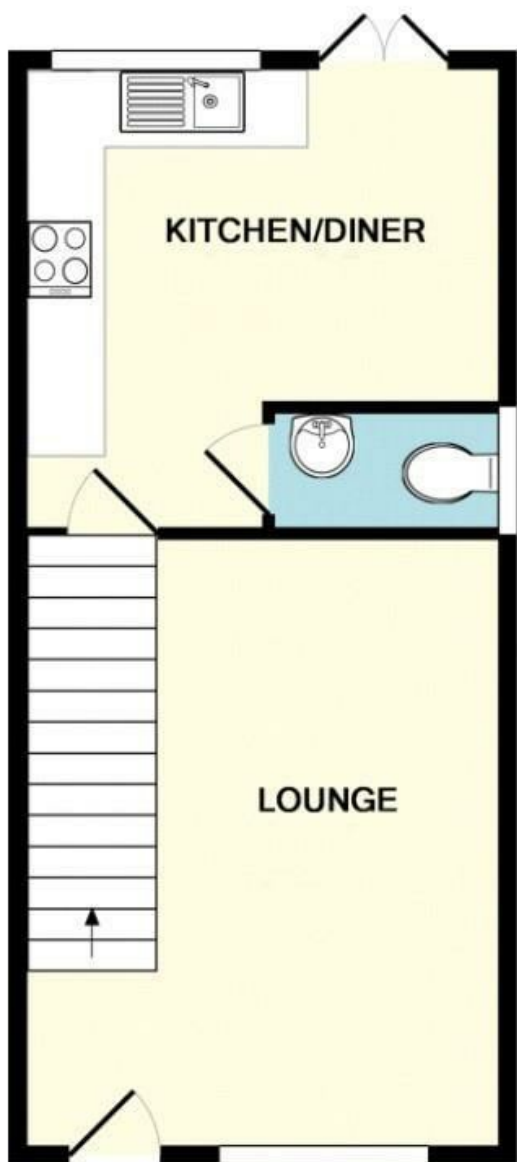
We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.