



## 12 Richard Street Grimsby, North East Lincolnshire DN31 2PE

\*\* ATTENTION ALL INVESTORS \*\* Offered for sale is this TWO BEDROOM MID TERRACE PROPERTY situated close to Grimsby Town centre with its abundance of amenities with good bus routes and great road links to the Humber Bank. Benefiting from gas central heating and uPVC double glazing with accommodation comprising of; Through lounge diner, kitchen, ground floor bathroom and to the first floor two double bedrooms. Having an enclosed garden to the rear. Viewing is recommended offered for sale with NO FORWARD CHAIN.

- INVESTMENT OPPORTUNITY
- MID TERRACE HOME
- THROUGH LOUNGE DINER
- KITCHEN
- BATHROOM (GROUND FLOOR)
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- REAR GARDEN
- NO FORWARD CHAIN

**Chain Free £59,950**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC door with top light above into the through lounge.

### THROUNGH LOUNGE TO DINING AREA

15'5" x 12'0" (4.70 x 3.68)

The through lounge diner has a uPVC double glazed window to the front aspect, coving to the ceiling, radiator and carpeted flooring with a step down to the dining area with a staircase leading to the first floor having a white wooden slated balustrade.



### THROUNGH LOUNGE TO DINING AREA



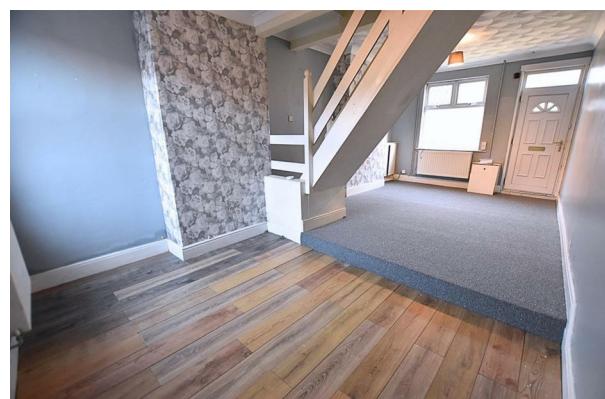
### THROUNGH LOUNGE TO DINING AREA



### DINING AREA

12'0" x 8'11" (3.67 x 2.74)

Stepped down from the lounge area with continued coving to the ceiling, uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator fitted.



## DINING AREA



## KITCHEN

9'6" x 5'11" (2.90 x 1.81)

The kitchen benefits from a range of cream fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a ceramic sink and drainer, space for an automatic washing machine and cooker. Finished with wood effect laminate flooring, coving to the ceiling, radiator and uPVC double glazed window to the side aspect.



## KITCHEN



## INNER HALLWAY

A handy area which could be used for various storage or a tumble dryer with a half glazed uPVC door to the side aspect, partly tiled walls and wood effect vinyl flooring.



## INNER HALLWAY



## BATHROOM (GROUND FLOOR)

70" x 5'6" (2.15 x 1.70)

Benefiting from a three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Finished with panelled walls to dado height, coving to the ceiling, tiled flooring, radiator and uPVC double glazed window to the rear.



## FIRST FLOOR

### FIRST FLOOR LANDING

Approached via the carpeted stairs with doors leading to the bedrooms.

### BEDROOM ONE

12'0" x 11'11" (3.68 x 3.65)

The largest of the two bedrooms has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator and built in storage cupboard.



### BEDROOM TWO

12'0" x 8'7" (3.67 x 2.62)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator. Wall mounted boiler.



## OUTSIDE

## THE GARDEN

Having an enclosed rear garden with walled and fenced boundaries and rear access gate leading to a secure passage way. The garden is of low maintenance with a wrought iron gate leading to the side door.



## THE GARDEN



## REAR VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

## TENURE - FREEHOLD

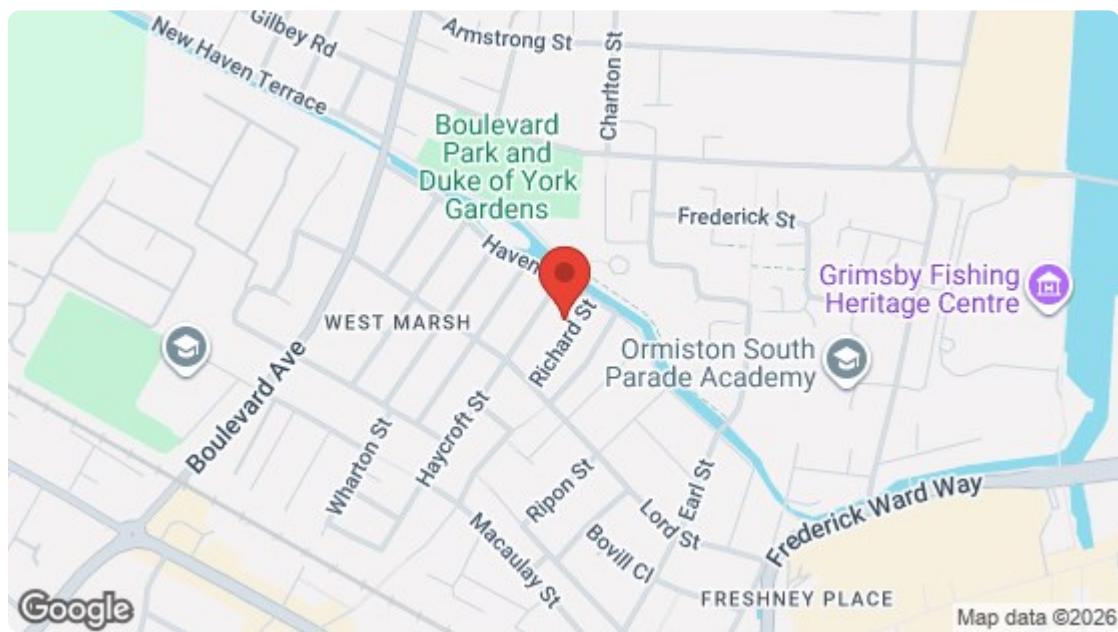
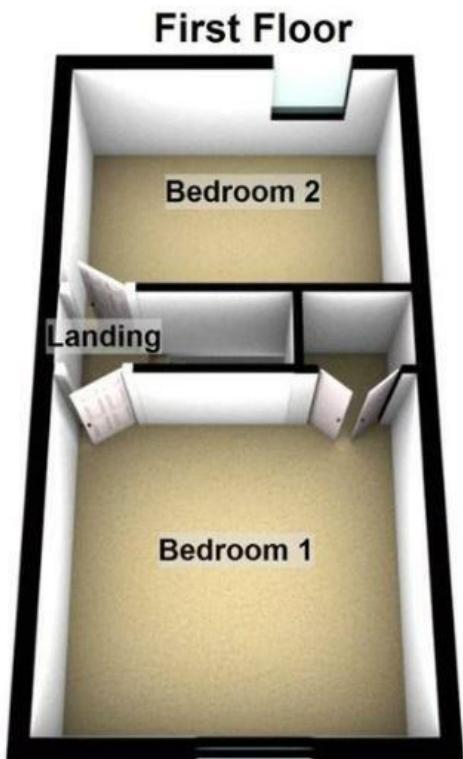
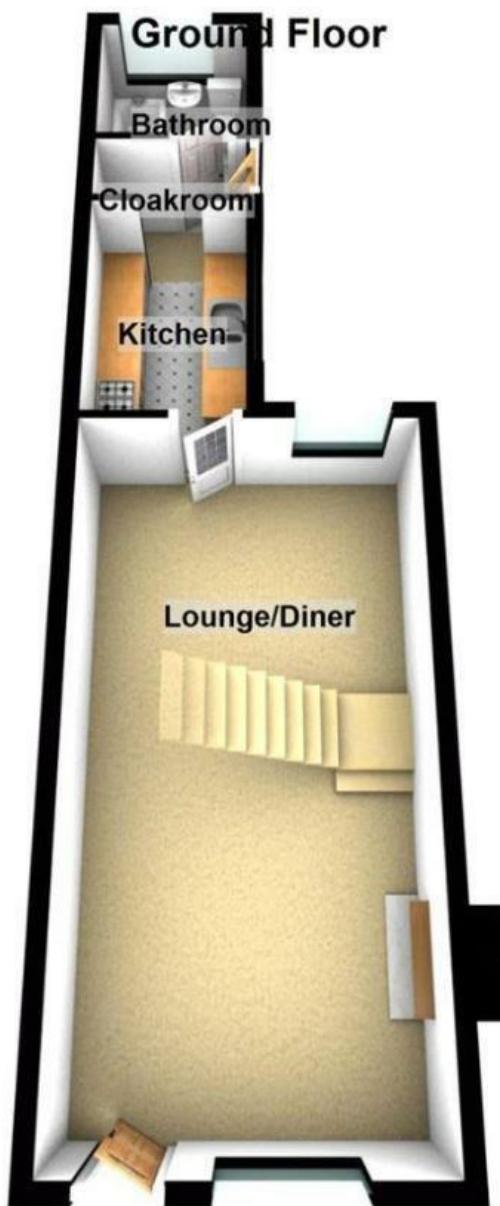
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.