



131 Chelmsford Avenue Grimsby, North East Lincolnshire DN34 5BZ

Situated in a popular and convenient residential location, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking for a home to modernise and make their own. The property is offered for sale with no forward chain. The location provides good local bus routes and easy access to Grimsby town centre, together with convenient access to local colleges, universities and other amenities. The property benefits from gas central heating and UPVC double glazing, with accommodation comprising an entrance hall, galley-style kitchen, lounge with archway to the dining room, and a small sunroom. To the first floor are three bedrooms and a bathroom. Outside, the property enjoys well-maintained gardens, with a walled front garden and open driveway providing off-road parking.. The private rear garden features a lawn, mature planting, paved seating area, large shed and greenhouse. In need of modernisation but offering excellent potential, good-sized accommodation and attractive gardens, this property is well worth viewing.

Chain Free £119,950

- THREE BEDROOM SEMI-DETACHED
- NEEDS MODERNISATION
- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- GALLEY KITCHEN
- LOUNGE & DINING ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & SHED
- CLOSE TO TOWN & BUS ROUTES



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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PORCH

The entrance to the property features an attractive archway with an open porchway, complemented by original tiling to dado height and an original tiled floor.

ENTRANCE

Access is gained via a uPVC double-glazed door with matching side and top light panels, opening into the entrance hall.



HALLWAY

The entrance hall features carpeted flooring and stairs rising to the first floor, with a decorative wooden balustrade. There is also a useful storage cupboard, ceiling coving, radiator and a window providing views into the lounge.



KITCHEN

17'7" x 5'11" (5.36 x 1.82)

The galley-style kitchen benefits from a range of white wall and base units, some of which are original, complemented by contrasting work surfaces incorporating a ceramic sink and drainer. There is space for a freestanding gas cooker and hob, along with ample under-counter space for an automatic washing machine and fridge. The kitchen is finished with dual-aspect uPVC double-glazed windows, a uPVC double-glazed door providing access to the side driveway and garden, carpeted flooring and a radiator.



KITCHEN



KITCHEN



LOUNGE

13'5" x 9'11" (4.10 x 3.04)

The lounge features a uPVC double-glazed bay window to the front aspect with fitted blinds, complemented by ceiling coving, carpeted flooring, a radiator and a wall-mounted gas fire. An open archway leads through to the dining room, while an internal window provides views over the entrance hall.



LOUNGE



DINING ROOM

14'0" x 9'10" (4.28 x 3.00)

The dining room is open to the lounge via an attractive archway, creating a spacious and sociable living area. The room features continued carpeted flooring, a coved ceiling, radiator and a wooden glazed door with matching side and top lights providing access to the sunroom.



DINING ROOM



SUNROOM

11'5" x 5'7" (3.49 x 1.72)

This delightful addition provides the ideal space to enjoy a morning coffee or relax with a good book. Featuring a uPVC-glazed door and side windows overlooking the garden, the room is finished with carpeted flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Featuring continued carpeted flooring, a uPVC double-glazed window to the side aspect and a decorative wooden balustrade.



BEDROOM ONE

14'0" x 9'6" (4.27 x 2.91)

The largest of the three bedrooms is situated to the rear of the property and benefits from a uPVC double-glazed window, carpeted flooring and a radiator.



BEDROOM TWO

11'6" x 9'8" (3.51 x 2.96)

The second double bedroom features a uPVC double-glazed window overlooking the front aspect, complemented by carpeted flooring, a feature plate rack and radiator.



BEDROOM THREE

8'2" x 5'10" (2.49 x 1.79)

The third bedroom is positioned to the front of the property and benefits from a UPVC double-glazed window, carpeted flooring and a radiator.



BATHROOM

7'11" x 5'11" (2.42 x 1.81)

The bathroom benefits from an original three-piece suite comprising a low-flush WC (not original), bath with shower over and pedestal wash hand basin. The room features part-tiled walls, carpeted flooring, a radiator and a useful airing cupboard housing the wall-mounted boiler. A uPVC double-glazed window to the rear aspect provides natural light.



OUTSIDE

THE GARDENS

The property is set back from the road, benefiting from a walled boundary to the front and side, together with an open driveway providing ample off-road parking. A large double wooden gate gives access to a further driveway and the rear garden. The well-maintained rear garden is mainly laid to lawn, with paved pathways and dual-aspect paved patio areas, ideal for enjoying sunny afternoons. Mature planting borders add colour and privacy, while a large shed and greenhouse provide useful additional storage and gardening space.



THE GARDENS



THE GARDENS



REAR VIEW



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

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

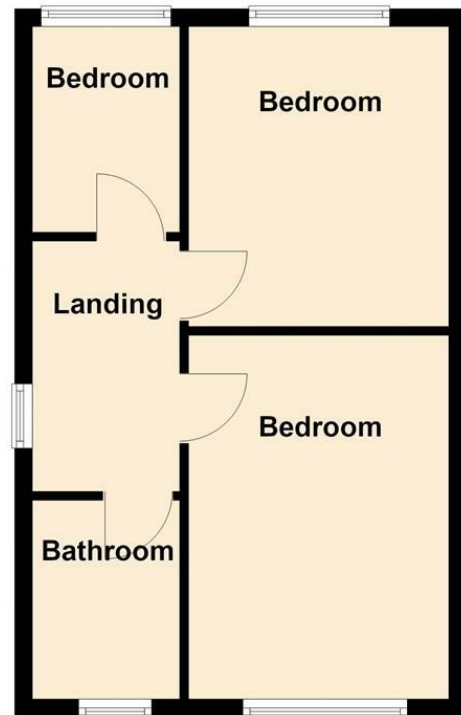
Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.3 sq. feet)



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		
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.