



32 CLARK AVENUE

GRIMSBY, DN31 2BQ

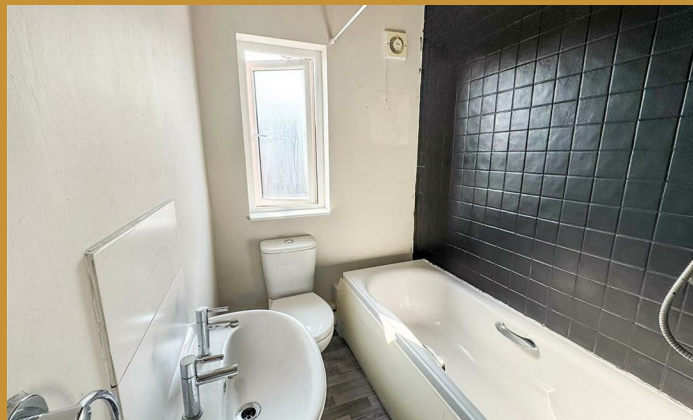
£80,000
FREEHOLD

Offered with no onward chain, this two-bedroom end-terrace is located in a cul-de-sac close to Grimsby town centre. With one double bedroom, one single, a practical kitchen, and a secure rear garden, the property requires some decorative updating and would make an ideal first-time buy or investment.



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DESCRIPTION

This two-bedroom end-terrace property is located in a quiet cul-de-sac close to Grimsby town centre and is offered for sale with no onward chain. A great opportunity for a first-time buyer or investor, the property offers scope for general improvement and modernisation.

The location provides easy access to a range of local amenities, including schools, GP surgeries, public transport links, shops, and the local leisure centre.

Internally, the accommodation comprises an entrance hallway, a good-sized living room at the front of the property, and a kitchen to the rear with access to the garden. The kitchen is functional but compact, with no space for a dining area.

Upstairs, the property offers one double bedroom, one single bedroom, and a bathroom. The layout is straightforward and offers potential for reconfiguration or updating to suit personal requirements.

Outside, the rear garden is fully enclosed with secure fencing, providing a practical outdoor area that could be landscaped or improved to create a more usable space.

The property benefits from double glazing and gas central heating, and is being sold with vacant possession and no onward chain.

This is a solid investment opportunity or an affordable step onto the property ladder, with the added benefit of being in a well-connected residential area. Viewing is recommended to appreciate the potential.

ENTRANCE PORCH

LOUNGE

KITCHEN

REAR LOBBY AREA

FIRST FLOOR LANDING

BEDROOM ONE

FAMILY BATHROOM

BEDROOM TWO

EXTERNALLY

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ADDITIONAL INFORMATION

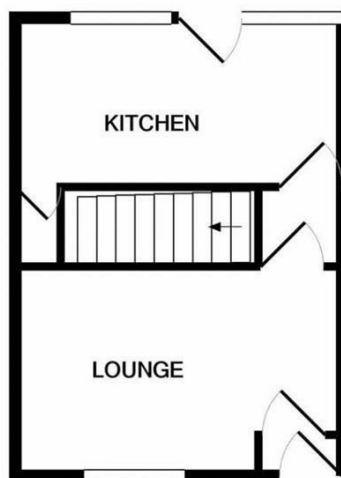
Local Authority –

Council Tax – Band A

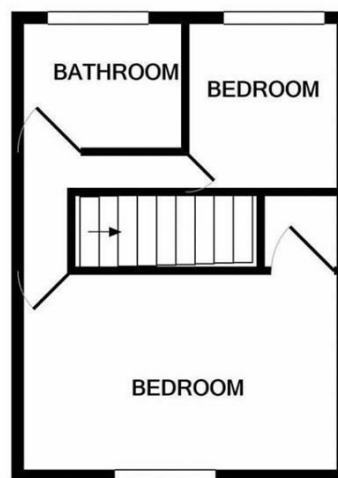
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

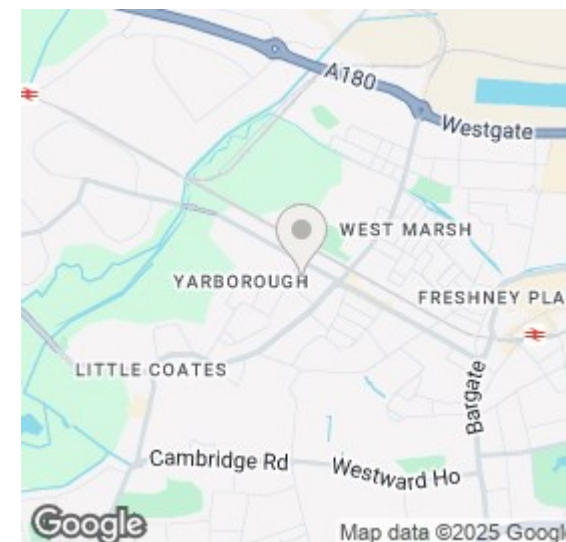


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>


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