



**Coldstream The Field, Old Clee, Grimsby, North East Lincolnshire, DN32 8LR**

## Key Features:

- Two Bedroom Detached Bungalow
- Old Clee Village Location
- Private Setting
- Requiring Modernisation
- No Forward Chain

Tucked away within the highly regarded and private setting of Old Clee Village, this detached two bedroom bungalow presents a rare opportunity to acquire a property in this sought after location. Requiring a scheme of modernisation, the property occupies a good sized plot with gardens to the front and rear, and offers significant scope for improvement throughout, perfect for those looking to put their own stamp on a home. The accommodation comprises a kitchen, living room, two bedrooms and a bathroom. Ideally positioned close to amenities, schools, and transport links, whilst remaining within easy reach of Grimsby town centre and seafront attractions of Cleethorpes. Offered for sale with No Forward Chain.



**KITCHEN**

14'0" x 10'3" (4.29 x 3.14)

**LIVING ROOM**

10'0" x 15'11" (3.05 x 4.87)

**BEDROOM 1**

14'4" x 8'2" (4.37 x 2.50)

**BEDROOM 2**

8'2" x 6'6" (2.50 x 2.00)

**BATHROOM**

7'8" x 5'6" (2.36 x 1.69)

**COUNCIL TAX**

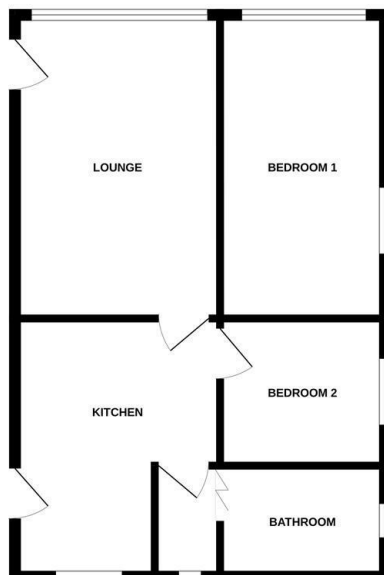
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**TENURE**

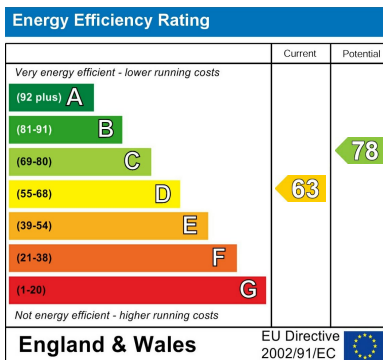
FREEHOLD



GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, floors 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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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

