



## 24 Brocklesby Place Grimsby, North East Lincolnshire DN34 5NG

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED HOME situated in popular residential area just off Laceby Road close to all local amenities, good bus routes and motorway links. The property is in need of general updating with the accommodation comprising of; Entrance hall, kitchen, large lounge and to the first floor two double bedrooms and family bathroom. The property has low maintenance gardens to the front with a driveway for off road parking and to the rear a good sized garden with fenced boundaries, lawn and decked patio. Detached brick garage with electric and lighting. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £115,000**

- IDEAL INVESTMENT OR FIRST TIME BUY
- SEMI DETACHED PROPERTY
- KITCHEN
- LOUNGE
- TWO BEDROOMS
- BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DETACHED GARAGE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door with sidelight window leading into the hallway.



### HALLWAY

Having wood effect laminate flooring, radiator and carpeted stairs with enclosed banister and handy storage cupboard.



### HALLWAY



### KITCHEN

9'10" x 8'2" (3.02 x 2.49)

The kitchen benefits from a range of walnut effect wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood above and electric fan assisted oven beneath, space for a fridge freezer and wall mounted boiler. Finished with a pantry cupboard having plumbing for an automatic washing machine, wood effect vinyl flooring, radiator and a uPVC double glazed window and door leading to the garden.



## KITCHEN



## LOUNGE

16'0" x 12'10" (4.90 x 3.92)

The lounge is a great size with coved ceiling, carpeted flooring, wall mounted electric fire, radiator and a uPVC double glazed bay window to the front aspect.



## LOUNGE



## LOUNGE



## FIRST FLOOR

### STAIRS

Returned staircase with carpeted flooring, mock panelling to dado height and a uPVC double glazed window.



### FIRST FLOOR LANDING

Having carpeted flooring and loft access to the ceiling.

### BEDROOM ONE

16'0" x 10'11" (4.88 x 3.33)

The master bedroom is to the front aspect and has a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboard.



### BEDROOM ONE



### BEDROOM TWO

9'10" x 7'9" (3.01 x 2.37)

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



## BATHROOM

5'11" x 4'10" (1.81 x 1.49)

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



## OUTSIDE

### THE GARDENS

The property stands with walled boundaries to the front aspect with double wrought iron gates leading to the driveway which provides off road parking, the front garden is laid with shingle for ease and wooden gates lead you to the rear garden. The rear garden is a good size with fenced boundaries, lawn, shingle area and decked patio. Detached brick garage with double wooden doors, electric and lighting.



### 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 - B

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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 firm's 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.