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PROPERTY FOR SALE
38 REDBOURNE ROAD, GRIMSBY

PURCHASE PRICE £90,000 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£90,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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38 REDBOURNE ROAD, GRIMSBY

Nestled on Redbourne Road in the charming town of Grimsby, this delightful chain free semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into the entrance hall that leads to a convenient WC, enhancing the practicality of the home. The heart of the house is the open-plan kitchen, living, and dining area, which creates a warm and inviting atmosphere for both relaxation and entertaining. This layout allows for seamless interaction, making it perfect for family gatherings or hosting friends.

The first floor boasts three comfortable bedrooms, providing ample space for rest and personalisation. The family bathroom is thoughtfully designed to cater to the needs of modern living.

This property is equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. The good-sized rear garden offers a private outdoor space, ideal for children to play or for enjoying summer barbecues. Additionally, off-road parking for two vehicles adds to the convenience of this lovely home.

Situated close to local amenities and schools, this semi-detached house is not only a comfortable residence but also a practical choice for families. With its appealing features and location, this property is a wonderful opportunity for those looking to settle in Grimsby.

ENTRANCE HALL

Through a composite door into the hall with stairs to the first floor accommodation, a built in cupboard and a light to the ceiling.

KITCHEN/LIVING/DINING ROOM

22'11 x 11'2 (6.99m x 3.40m)

With u.PVC double glazed French doors and a u.PVC double glazed window, two central heating radiators, tile effect laminate to the floor and two lights to the ceiling.

38 REDBOURNE ROAD, GRIMSBY

KITCHEN/LIVING/DINING ROOM

KITCHEN/LIVING/DINING ROOM

KITCHEN AREA
7'9 x 11'10 (2.36m x 3.61m)
With a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above, a wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window, tile effect laminate to the floor and spotlights to the ceiling.

WC
4'10 x 1'10 (1.47m x 0.56m)
With a white toilet, tiled walls and floor, a u.PVC double glazed window and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window and a light to the ceiling.

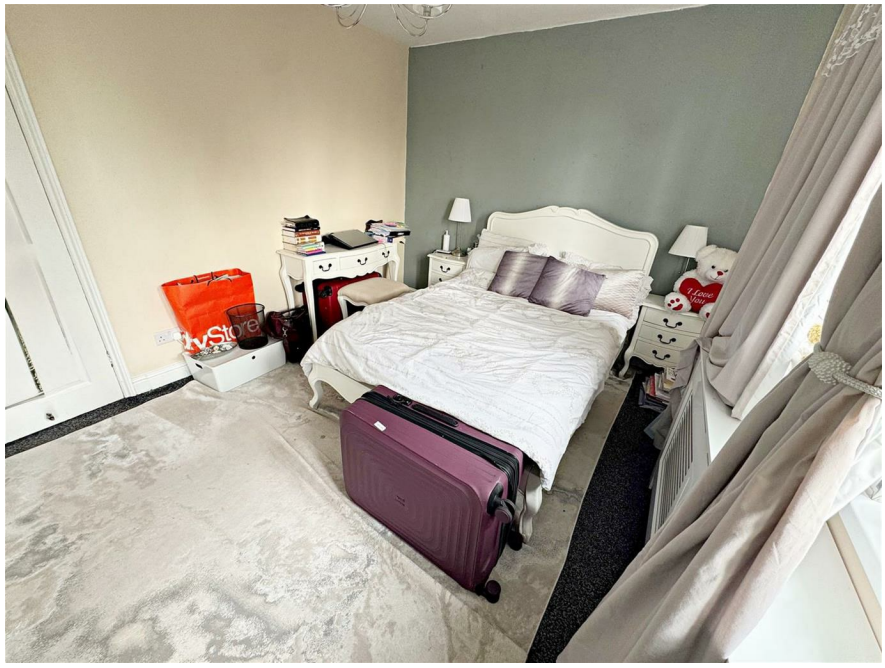
BATHROOM
6'10 x 7'6 (2.08m x 2.29m)
Comprising of a P-Shaped panelled bath, a chrome mixer tap, a pumbed shower and a curved shower screen, a vanity sink unit with a chrome mixer tap and a cabinetised toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator and a light to the ceiling.

38 REDBOURNE ROAD, GRIMSBY

BEDROOM 1

13'2 x 9'5 (4.01m x 2.87m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 1

BEDROOM 2

9'0 x 10'10 decreasing to 9'6 (2.74m x 3.30m decreasing to 2.90m)

With a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.

BEDROOM 2

BEDROOM 3

8'1 x 8'7 (2.46m x 2.62m)

With a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.

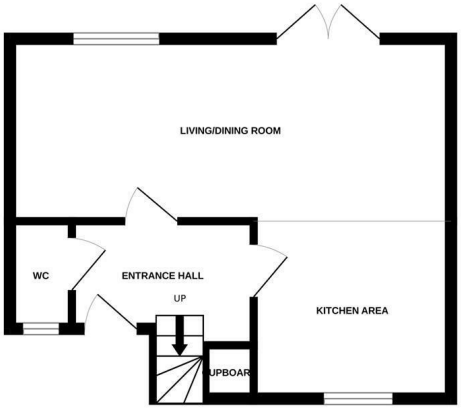
38 REDBOURNE ROAD, GRIMSBY

OUTSIDE

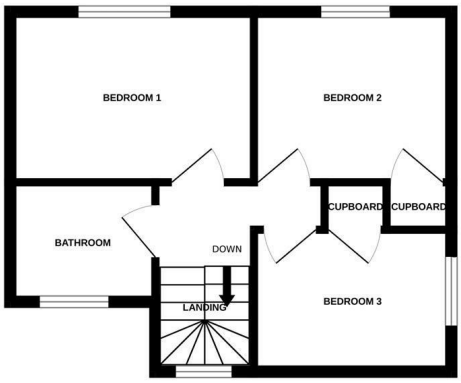
The front garden has a low walled boundary and is laid to block-paving for ease of maintenance and parking.

The rear garden has a fenced boundary and is mainly laid to lawn with borders, a patio area and brick outbuildings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		85
(69-80) C		
(55-68) D	67	
(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 CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC

ADDITIONAL NOTES

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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