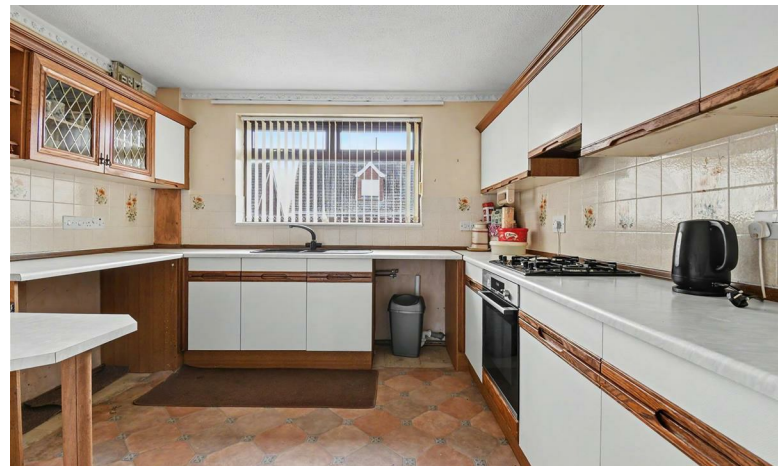




8 EVENDINE COURT

GRIMSBY, DN36 5BB

£170,000
FREEHOLD

A WELL-PRESENTED SEMI-DETACHED BUNGALOW IN A QUIET CUL-DE-SAC, OFFERING VERSATILE ACCOMMODATION, LOW-MAINTENANCE GARDENS AND NO ONWARD CHAIN. IDEALLY LOCATED IN HOLTON LE CLAY WITH EXCELLENT ROAD LINKS TO NEIGHBOURING TOWNS.



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DESCRIPTION

A well-presented semi-detached bungalow, pleasantly situated within a quiet cul-de-sac in the popular village of Holton le Clay. Offering versatile accommodation, the property provides the flexibility of having bedrooms positioned to either the front or rear, depending on a buyer's preference.

The accommodation includes a wet room, breakfast kitchen and well-proportioned living spaces, complemented by low-maintenance front and rear gardens.

The property is offered with no onward chain, making it an appealing option for those looking for a straightforward purchase. Holton le Clay benefits from excellent road links to neighbouring towns and surrounding areas, providing convenient access for commuters and everyday amenities.

An internal viewing is highly recommended to appreciate the versatility and location this bungalow has to offer.

ENTRANCE HALLWAY

BREAKFAST KITCHEN

LOUNGE OR BEDROOM ONE

BEDROOM TWO

WET ROOM

MASTER BEDROOM SUITE OR LIVING SPACE

GARDENS & GARAGE

8 EVENDINE COURT





8 EVENDINE COURT

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





9 EVENDINE COURT, HOLTON LE CLAY, DN36 5BB

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 misstatement. This plan is for guidance 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	66	75
(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

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