



31 Foxglove Gardens, Grimsby, DN34 5XN
£110,000

Key Features:

- Semi-Detached Home
- Quiet Cul De Sac Location
- Popular Residential Area of Grimsby
- Two Double Bedrooms
- Spacious Living Room
- Off Road Parking & Garden to the Rear
- No Forward Chain

Situated in a quiet cul-de-sac off Peterhouse Road, this two bedroom semi-detached home offers well-planned accommodation.

The ground floor comprises an entrance porch, a front aspect living room and a kitchen to the rear, including a built-in oven and gas hob, with double doors opening onto the garden.

To the first floor are two double bedrooms and a bathroom fitted with a three-piece suite, including a shower over the bath.

The property is set open plan to the front, with a side driveway providing off-road parking and an enclosed garden to the rear. Ideally situated for local amenities, the property also offers easy access to Grimsby town centre.



LIVING ROOM
17'4" x 11'10" (5.29 x 3.62)

KITCHEN
11'10" x 6'8" (3.62 x 2.05)

FIRST FLOOR

BEDROOM 1
11'11" x 9'9" (3.64 x 2.98)

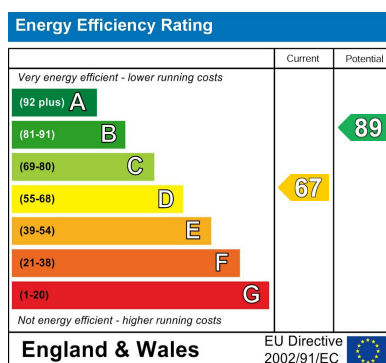
BEDROOM 2
11'11" x 8'10" (3.64 x 2.71)

BATHROOM
8'4" x 5'6" (2.56 x 1.69)

TENURE
FREEHOLD

COUNCIL TAX
B





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