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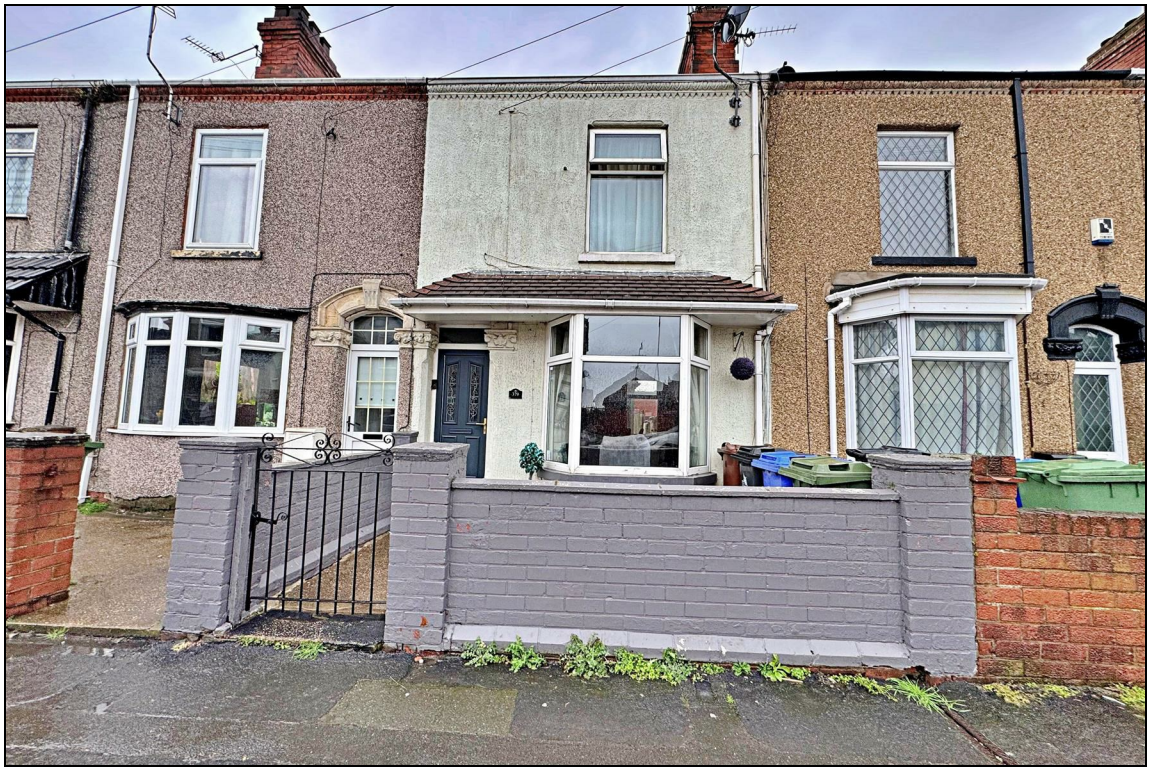
PROPERTY FOR SALE
379 CONVAMORE ROAD, GRIMSBY

PURCHASE PRICE £72,250 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£72,250
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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379 CONVAMORE ROAD, GRIMSBY

Nestled on Convamore Road in Grimsby, this charming mid-terrace house presents an excellent opportunity for both investors and families alike. Currently sold with a tenant in situ, this property generates a steady income of £110 per week, making it an attractive option for those looking to expand their portfolio.

Upon entering, you are welcomed into the entrance hall that leads to two inviting reception rooms, perfect for entertaining or relaxing with family. The lounge/diner offers a warm and comfortable space, while the middle room can serve as a versatile area for various uses, such as a study or playroom. The kitchen is conveniently located, providing easy access to the dining area.

The first floor boasts three well-proportioned bedrooms, ideal for a growing family or for use as guest rooms. A family bathroom completes this level, ensuring all essential amenities are readily available.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find both front and rear gardens, offering a pleasant outdoor space for relaxation or gardening.

Conveniently located close to local amenities and schools, this home is also just a short distance from Grimsby town centre and the popular seaside resort of Cleethorpes. This prime location makes it an ideal choice for families and professionals alike.

In summary, this mid-terrace house on Convamore Road is a fantastic investment opportunity or a lovely family home, combining comfort, convenience, and a desirable location.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with two central heating radiators, stairs to the first floor accommodation and two lights to the ceiling.

LOUNGE/DINER

26'0 x 10'7 max (7.92m x 3.23m max)

With a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear, two central heating radiators, a wooden painted fire surround with a marble effect back and hearth. There are two lights and coving to the ceiling.



379 CONVAMORE ROAD, GRIMSBY

LOUNG/DINER



LOUNGE/DINER



MIDDLE ROOM
13'5 x 10'5 (4.09m x 3.18m)
With a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



KITCHEN
11'1 x 8'5 (3.38m x 2.57m)
With a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. Two u.PVC double glazed windows and a door, tiled splash backs, a stainless steel extractor fan, a central heating radiator, laminate to the floor and a light to the ceiling.



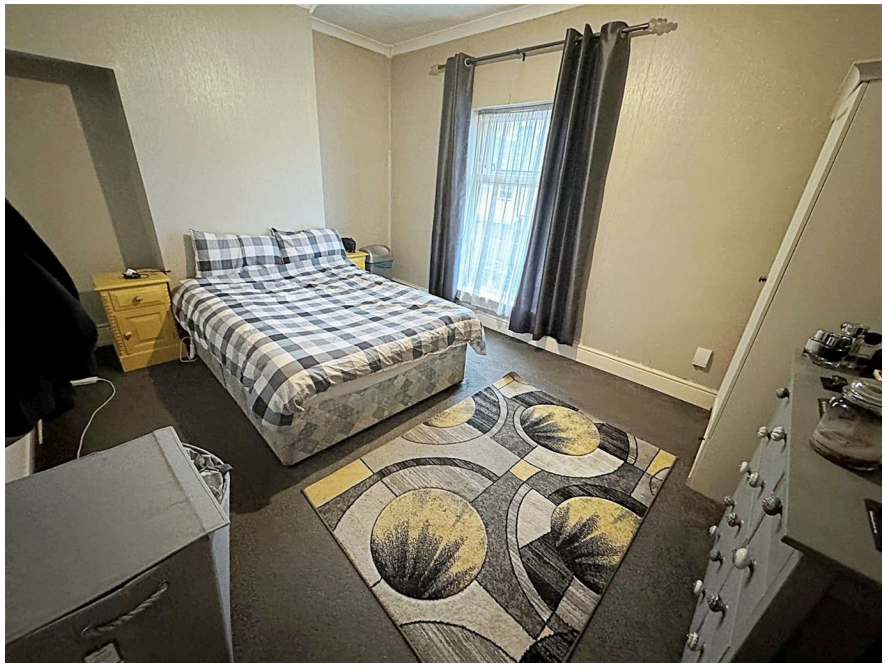
LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

379 CONVAMORE ROAD, GRIMSBY

BEDROOM 1

14'2 x 10'11 (4.32m x 3.33m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2

11'11 x 8'7 (3.63m x 2.62m)

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

BEDROOM 3

10'7 x 8'4 (3.23m x 2.54m)

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

BATHROOM

5'4 x 6'8 (1.63m x 2.03m)

The bathroom comprising of a panelled bath, a chrome mixer tap and a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



379 CONVAMORE ROAD, GRIMSBY

OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance.

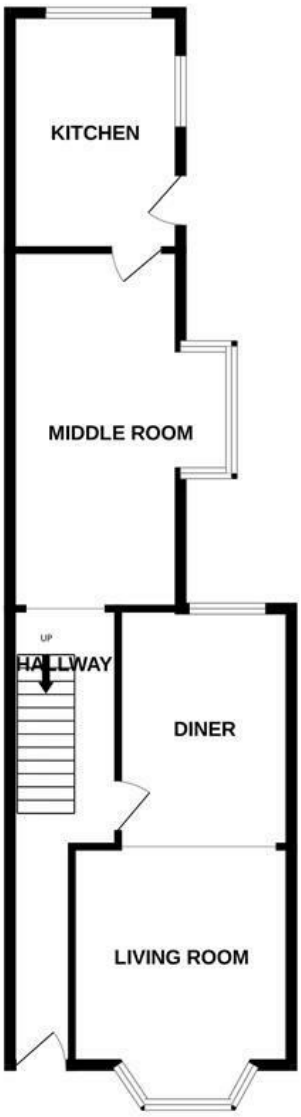
The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to lawn with a concrete path.



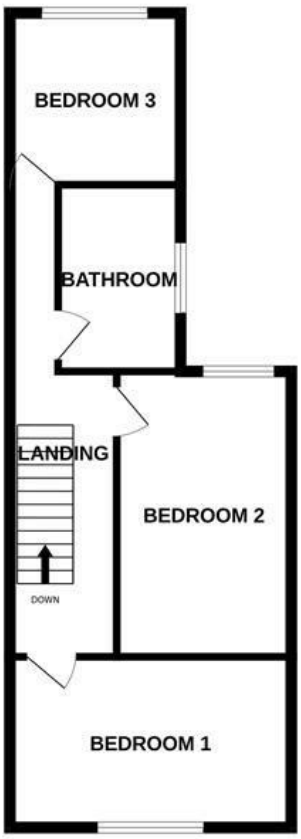
OUTSIDE



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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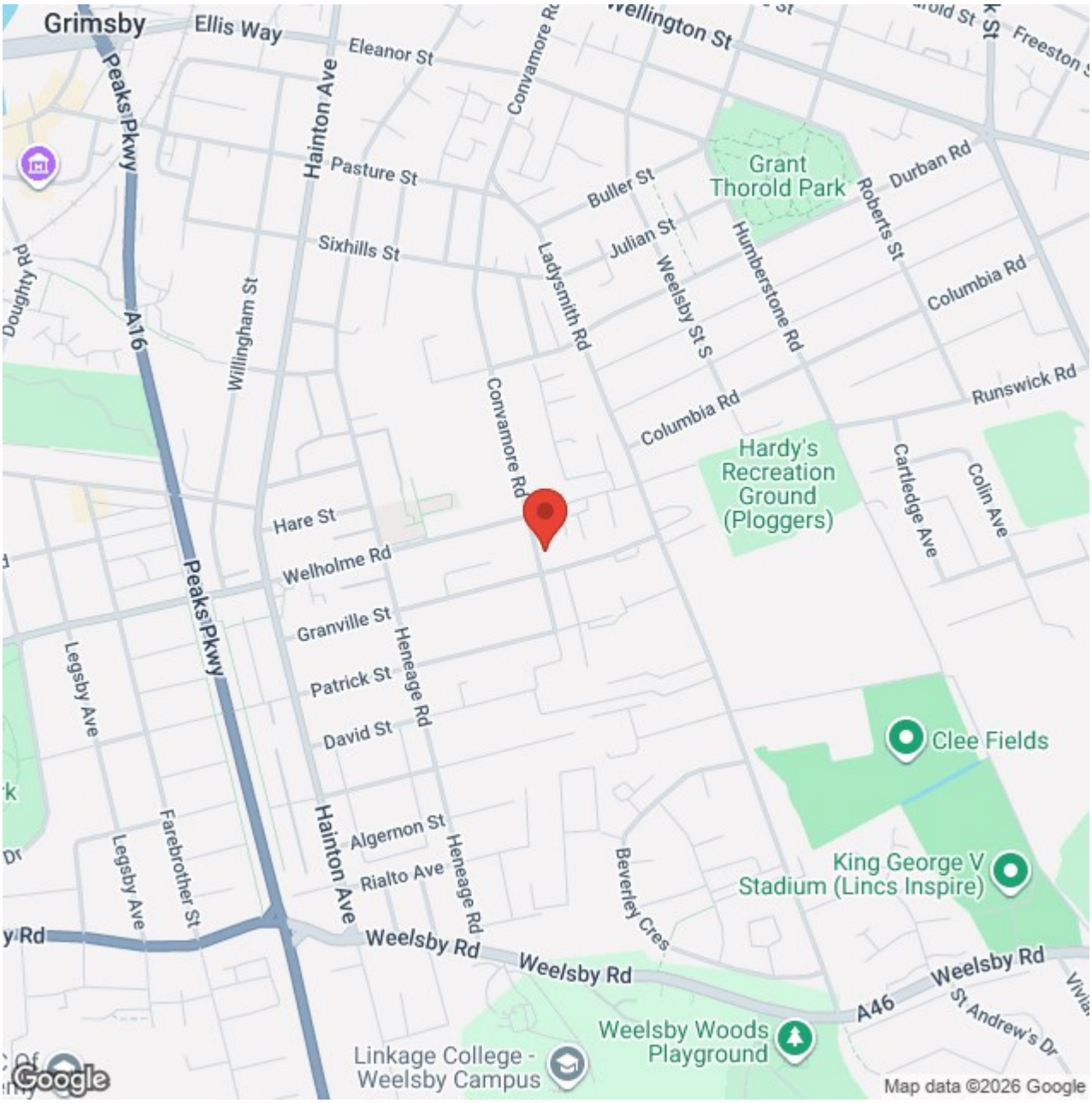
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland