



**4, Hamont Road, Grimsby, North East Lincolnshire, DN32 8JS**  
**£135,000**

## Key Features:

- Two Bedroom Mid Terrace Home
- Popular Residential Area of Old Clee
- Two Reception Rooms
- Two Double Bedrooms
- Ideal First Time Buy
- No Forward Chain

Situated in the popular residential area of Old Clee, this two bedroom mid terrace home offers well-proportioned and versatile accommodation, ideally placed for local amenities, schools, and convenient access to both Grimsby town centre and Cleethorpes seafront.

The accommodation offers a traditional layout, featuring two reception rooms and a fitted kitchen to the ground floor. To the first floor are two double bedrooms, a family bathroom, and the added benefit of a useful loft room, providing flexible additional space.

Outside, the property stands within front and rear gardens, the rear garden featuring a variety of specimen plants along with a summer house - ideal for relaxing or entertaining. Offered for sale with no forward chain.



**ENTRANCE HALL**

10'11" x 3'1" (3.35 x 0.94)

With staircase leading to the first floor.

**LOUNGE**

12'4" x 11'2" (3.76 x 3.41)

With fireplace and bay window to front aspect featuring plantation shutters.

**LIVING/DINING ROOM**

14'9" x 9'8" (4.50 x 2.96)

A versatile room to rear aspect, with fireplace, and understairs storage cupboard. Open access to:

**KITCHEN**

8'9" x 7'5" (2.69 x 2.27)

With fitted wall and base units, worktops incorporating a stainless steel sink, built-in oven, gas hob and space for further appliances. Access to the rear garden.

**FIRST FLOOR LANDING**

With access to the loft via a drop-down ladder.

**BEDROOM 1**

14'9" x 10'5" (4.50 x 3.19)

To front aspect, with feature fireplace.

**BEDROOM 2**

9'8" x 8'4" (2.95 x 2.55)

To rear aspect, with a built-in storage cupboard and wall mounted gas central heating boiler.

**BATHROOM**

6'0" x 6'0" (1.84 x 1.84)

Fitted with a pedestal basin, WC, and panelled bath with overhead shower.


**TENURE**

FREEHOLD

**COUNCIL TAX BAND**

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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

