JoWalker

ESTATE AGENTS

2 Columbia Road

Grimsby, North East Lincolnshire DN32 8EA

** ATTENTON ALL INVESTORS ** We are delighted to offer for sale this TWO BEDROOM END TERRACE situated close to Grimsby town centre, with good bus routes and links to the Humber Bank. The property is in need of general modernisation with the accommodation briefly comprising of; Entrance porch, two reception rooms, kitchen diner, utility/cloakroom and to the first floor two double bedrooms and family bathroom. Benefitting from gas central heating and part double glazing. Having front and rear low maintenance walled gardens. Offered for sale with NO FORWARD CHAIN.

- ** INVESTMENT OPPORTNITY **
- END TERRACE PROPERTY
- KITCHEN DINER
- UTILITY/CLOAKROOM
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS
- IN NEED OF MODERNISATION
- NO FORWARD CHAIN

Offers Over £70,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE
Accessed via a uPVC door with side windows into the porch area.

PORCH
Having carpeted flooring leading to the hallway.

HALLWAY
Having coved ceiling, carpeted flooring and radiator.

LOUNGE
12'11" x 9'10" (3.96 x 3.01)
To the front aspect with a square bay window, coving, picture rail, carpeted flooring and radiator.

DINING ROOM
13'2" x 11'4" (4.03 x 3.46)
To the rear of the property with a double glazed window, coving to the ceiling, wood effect vinyl flooring, radiator and door leading to the stairs.

KITCHEN
15'10" x 8'5" (4.84 x 2.58)
Benefitting from a range of white fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob, electric fan assisted oven and ample space for a free standing fridge freezer. Handy understairs storage cupboard. Finished with vinyl flooring, radiator, uPVC double glazed window and door to the side aspect.

KITCHEN

KITCHEN

UTILITY/CLOAKROOM

8'3" x 4'3" (2.53 x 1.31)

The utility area has plumbing for an automatic washing machine and a window to the rear aspect, door to the cloakroom which benefits from a low flush wc, Aqua panelled walls, vinyl flooring and window to the side aspect.

FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has a open white wooden spindle balustrade, carpeted flooring, radiator and loft access to the ceiling. Large walk in storage cupboard.

BEDROOM ONE

13'4" x 11'0" (4.07 x 3.37)

The first double bedroom has coving to the ceiling, laminate flooring, radiator and uPVC double glazed window to the front aspect.

BEDROOM TWO

11'3" x 10'4" (3.43 x 3.15)

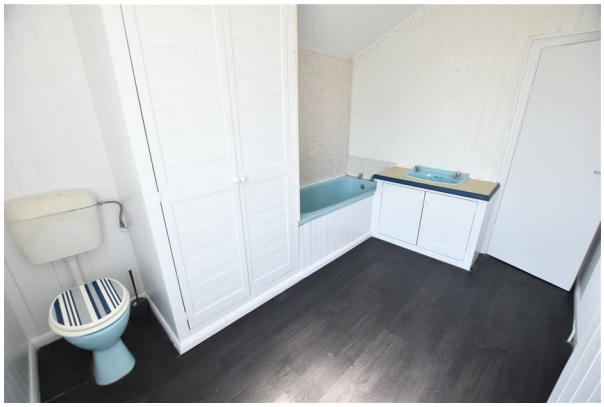
The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes.

STORAGE CUPBOARD

BATHROOM

11'5" x 8'5" (3.48 x 2.57)

Benefitting from a three piece suite comprising of; Bath with shower over, vanity hand wash basin, low flush wc, Storage cupboard housing the wall mounted boiler. uPVC window to the rear aspect, radiator and vinyl flooring.



OUTSIDE

THE GARDENS

THE GARDENS

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - D

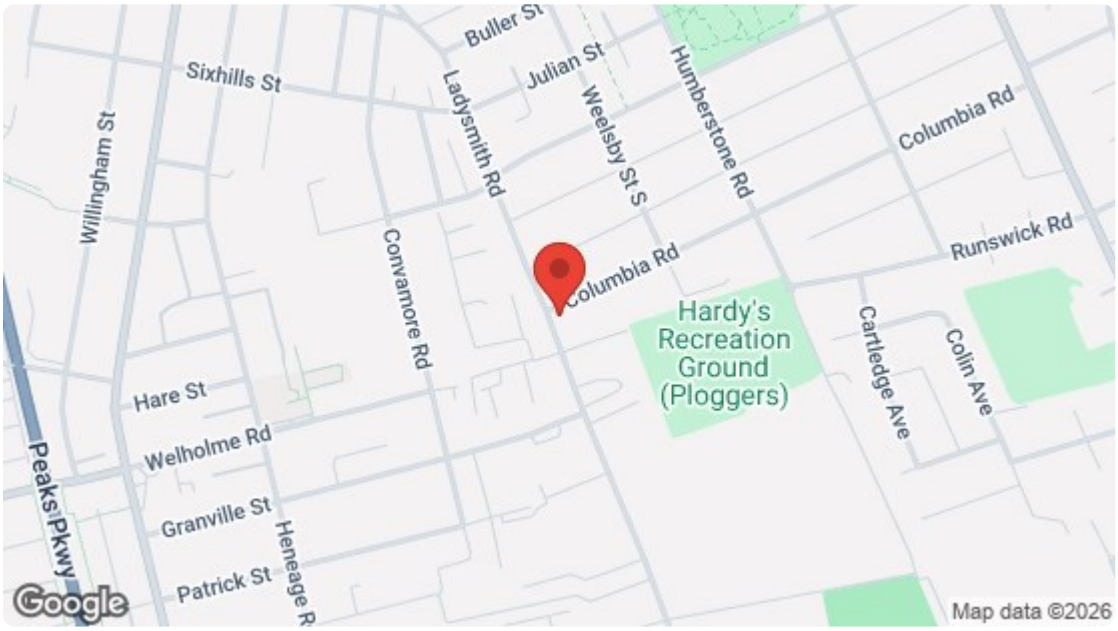
VIEWING ARRANGEMENTS

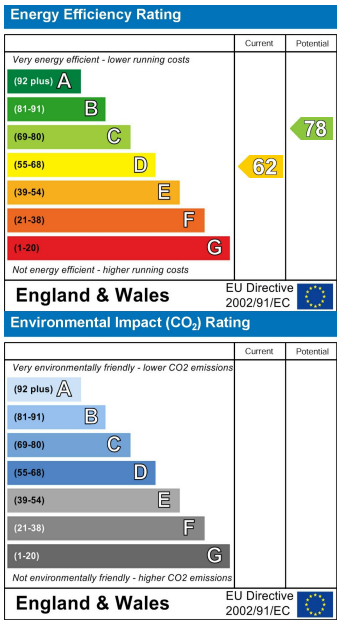
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Total area: approx. 86.5 sq. metres (931.4 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.