



## 4 Lampton Grove Grimsby, North East Lincolnshire DN32 0HU

Located with walking distance of the town centre is the well presented THREE BEDROOM END TERRACE HOUSE. The property has been decorated throughout with accommodation including: Entrance hall, two good sized reception rooms and an open kitchen/breakfast room. To the first floor there are three bedrooms and a modern bathroom/wc. Gas central heating system. Double glazing. Small front and westerly faced enclosed rear garden. NO CHAIN. IDEAL FOR INVESTMENT/FIRST TIME BUYERS.

**£139,950**

- CLOSE TO TOWN CENTRE
- THREE BEDROOM MID TERRACE HOUSE
- LOUNGE & DINING ROOM
- FITTED KITCHEN WITH BREAKFAST ROOM
- BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- NO CHAIN
- IDEAL FOR FTB/INVESTORS



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

Approached via a black composite entrance door with double glazed side panels, this good sized entrance hall has coving to ceiling, radiator with the staircase which leads up to the first floor which has a useful storage below.



### LOUNGE (FRONT)

13'5" x 12'11" (4.09 x 3.94)

Decorated in white and fitted with laminate flooring this good sized lounge has a double glazed bay window to the front elevation, coving to ceiling and radiator. The focal point of this room is the modern fire surround which is inset with a living flame gas fire.



### DINING ROOM (REAR)

12'7" x 12'0" (3.86 x 3.67)

Again recently re decorated in white and being fitted with a laminate floor. The chimney breast has a small ornamental recess having an oak style plinth above.



## KITCHEN/BREAKFAST ROOM



### BREAKFAST ROOM

9'1" x 7'6" (2.78 x 2.29)

Striking dark tiled floor and being fitted with a large breakfast bar together with radiator and fitted wall cupboards. Inset spot lights to ceiling. Open access leads into:-



### FITTED KITCHEN

8'9" x 7'11" (2.69 x 2.42)

Fitted with a range of modern base and wall cupboards incorporating an electric oven, hob with an extractor chimney above. The contrasting dark work surfaces are inset with a stainless steel sink unit and has space beneath for washing machine. Tiled flooring. Two double glazed windows. Inset spot lights to ceiling.



## FIRST FLOOR

### LANDING

Fitted with a light coloured carpet, double glazed window to the side elevation. Access to roof space.



### **BEDROOM 1 (FRONT)**

11'5" x 12'1" (3.49 x 3.69)

Double glazed window, radiator and light coloured fitted carpet.



### **BEDROOM 2 (REAR)**

12'7" x 12'0" (3.85 x 3.66)

Again fitted with a light coloured carpet, radiator and a double glazed window to the rear elevation.



### **BEDROOM 3 (FRONT)**

8'4" x 7'7" (2.55 x 2.33)

Double glazed window. Radiator. Laminate flooring.



### **BATHROOM/WC**

7'7" x 5'5" (2.32 x 1.66)

Having a suite in white comprising a panelled bath having a shower and a bi folding screen above, a pedestal wash hand basin and a low flush wc. The walls are fully tiled in a contrasting cermaic tile together with a tiled floor. Heated towel rail. Double glazed window.



## OUTSIDE



### THE GARDENS

The property stands in both front and rear gardens, the small concreted fore garden is open together with an enclosed WESTERLY facing rear garden which can be accessed via the side passageway or alternatively from the kitchen. This garden is in need of some TLC and has a timber garden shed and an outside tap.



### 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

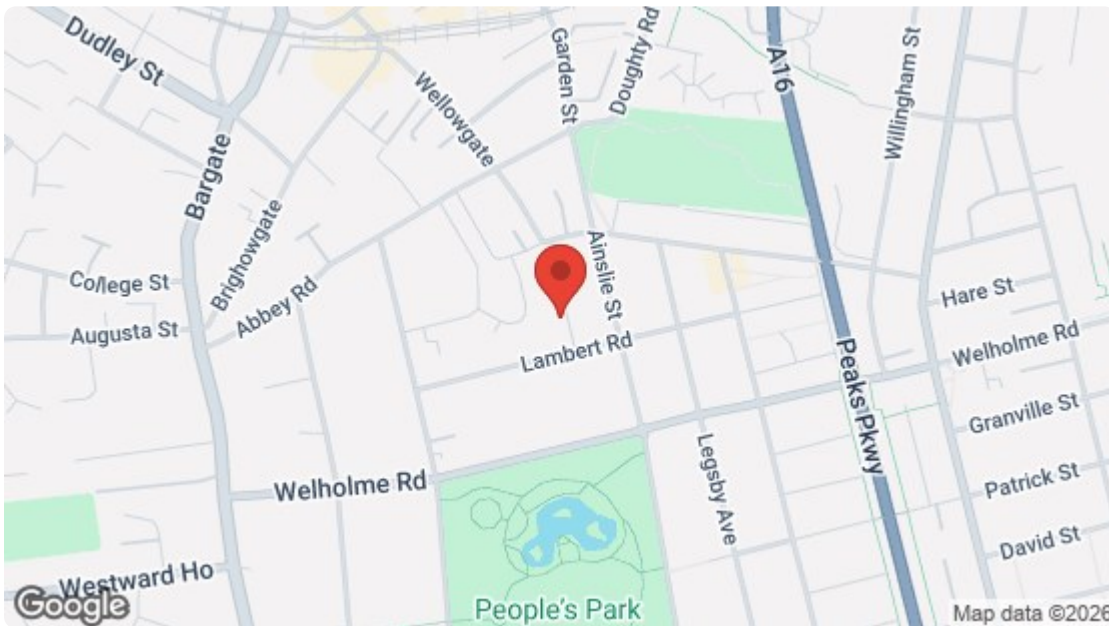
EPC -

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's 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.