



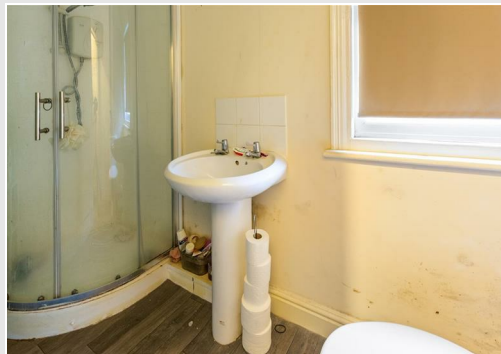
65 David Street, Grimsby, DN32 9NN
Offers In The Region Of £85,000

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Property Overview

Entrance Hall - Doors leading to lounge & dining room,

Lounge - 3.34m x 3.03m (10'11" x 9'11") - Grey carpet flooring, wall mounted radiator, bay window front aspect .

Dining room - 4.03m x 3.50m (13'3" x 11'6") Grey carpet flooring, wall mounted radiator, bay window rear aspect.

Kitchen - 4.12m x 3.04m (13'6" x 10'0") - Fitted with wall and base mounted units, work tops inset with a stainless-steel sink, built-in oven, gas hob with extractor over, and space for a fridge/freezer. Space for laundry appliances within base unit. Wall mounted gas central heating boiler. Two side aspect window, and doors into the rear lobby with door to garden.

Down stairs - low level w/c.

First Floor:

Landing: Grey carpeting

Bedroom 1: 4.03m x 3.34m (10'11" x 10'11") Carpet flooring, wall mounted radiator, front aspect

Bedroom 2: 3.50m x 3.14m (11'6" x 10'4") Carpet flooring, wall mounted radiator, rear aspect

Bedroom 3: 3.04m x 2.57m (10'0" x 8'5") Carpet flooring, wall mounted radiator, rear aspect

Bathroom - .Shower cubical, low level w/c, matching hand wash basin, heated towel rail, vinyl flooring.

Outside - Garden to the rear of the property with paved area.

Tenure - FREEHOLD

Council Tax Band - A

EPC D

Area Description

David Street is a residential street in Grimsby, a port town in Lincolnshire with a rich maritime history, located in the DN32 postcode area which falls within the local authority of North East Lincolnshire. The area is characterized by the town's heritage, which is evident in landmarks like the Grimsby Dock Tower, and its close connection to the North Sea.

Location: David Street is located within the DN32 postcode district in Grimsby, a port town in Lincolnshire.

Local Authority: The area is part of North East Lincolnshire.

Landmarks: A prominent landmark is the Grimsby Dock Tower, a historic structure that is a symbol of the town's past.

Culture: The town's identity is closely tied to its seafaring past, with the coastline and port playing a significant role in its history and current life.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides,

buyers are committed financially and vendors know that buyers are serious.

- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales

particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Freehold

POSSESSION

Tenant Occupied

VIEWING

Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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