# BETTLES, MILES & HOLLAND
## Estate Agents - Valuers

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# PROPERTY FOR SALE
# 23 DREW AVENUE, GRIMSBY

## PURCHASE PRICE £149,950 - NO CHAIN



| | |
|---|---|
| VIEWING | By appointment with this office |
| COUNCIL TAX BAND | A |
| PURCHASE PRICE | £149,950 |
| TENURE | We understand the property to be Freehold and this is to be confirmed by the solicitors |

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**23 DREW AVENUE, GRIMSBY**

Nestled on Drew Avenue in the heart of Grimsby, this charming semi-detached house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ideally situated close to local amenities and schools, making it a convenient choice for families and professionals alike.

Upon entering, you will find a welcoming lounge that provides a comfortable space for relaxation. The well-appointed kitchen/diner is perfect for family meals and entertaining guests, while the adjoining conservatory offers a delightful spot to enjoy the garden views throughout the seasons. The property boasts two generously sized double bedrooms, alongside a single bedroom, providing ample space for a growing family or guests. The modern bathroom is tastefully designed, ensuring a pleasant experience for all.

Outside, the block-paved driveway accommodates parking for up to four vehicles, a rare find in this area. Additionally, a garage offers further storage or parking options. The rear garden is a lovely outdoor space, ideal for enjoying sunny days or hosting gatherings.

This semi-detached home combines comfort, convenience, and modern living, making it a must-see for anyone looking to settle in a vibrant community. Don’t miss the chance to make this delightful property your new home.

**ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling. There is an under stairs storage cupboard housing the central heating boiler.

**LOUNGE**

12'0 x 10'10 (3.66m x 3.30m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



**23 DREW AVENUE, GRIMSBY**

**KITCHEN/DINER**

12' x 17'11 (3.66m x 5.46m)

The kitchen/diner with a range of wall and base units, contrasting work surfaces and splash backs, a stainless steel sink unit with a chrome mixer tap. An integral gas oven and five ring gas hob with a stainless steel extractor fan. A u.PVC double glazed window, a tiled floor and spotlights to the ceiling. The dining area with a cast iron fireplace, a tiled hearth and a pine surround, a vertical central heating radiator, laminate to the floor and French doors lead into the conservatory.



**KITCHEN/DINER**



**23 DREW AVENUE, GRIMSBY**

**KITCHEN/DINER**



**CONSERVATORY**

10'10 x 15'3 (3.30m x 4.65m)

With u.PVC double glazed windows to three side and u.PVC double glazed French doors lead into the garden, 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 u.PVC double glazed window, access to the loft and a light to the ceiling.

## BATHROOM

7'4 x 6'1 (2.24m x 1.85m)

The bathroom with a white suite comprising of a panelled bath with chrome taps and a shower above and there is a glass shower screen, a sink set in a vanity unit with a chrome mixer tap and a toilet. There is a u.PVC double glazed window, part shower boarding to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



## BEDROOM 1

12'0 x 10'1 (3.66m x 3.07m)

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

## BEDROOM 2

12'0 x 8'10 (3.66m x 2.69m)

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



## BEDROOM 3

6'9 x 5'6 (2.06m x 1.68m)

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

## GARAGE

The detached brick garage with an up and over door.

# 23 DREW AVENUE, GRIMSBY

**OUTSIDE**

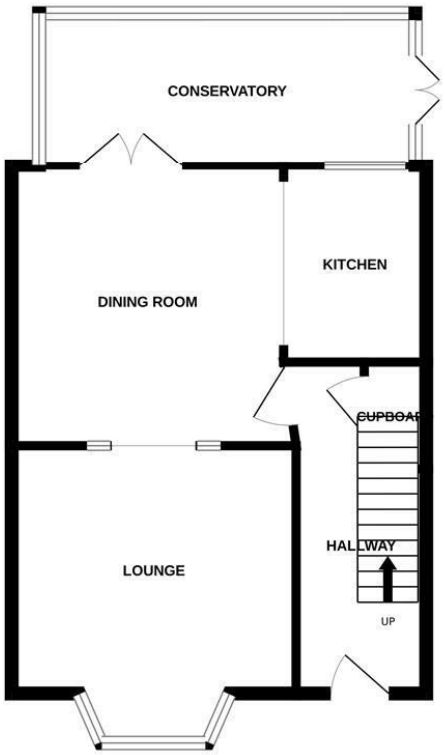
The front of the property is block-paved providing ample off-road parking.
The rear garden has a fenced boundary and is laid to lawn and decorative stones and there is a patio area.



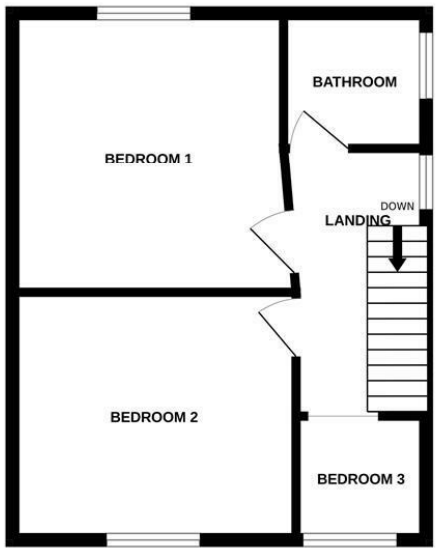
**OUTSIDE**



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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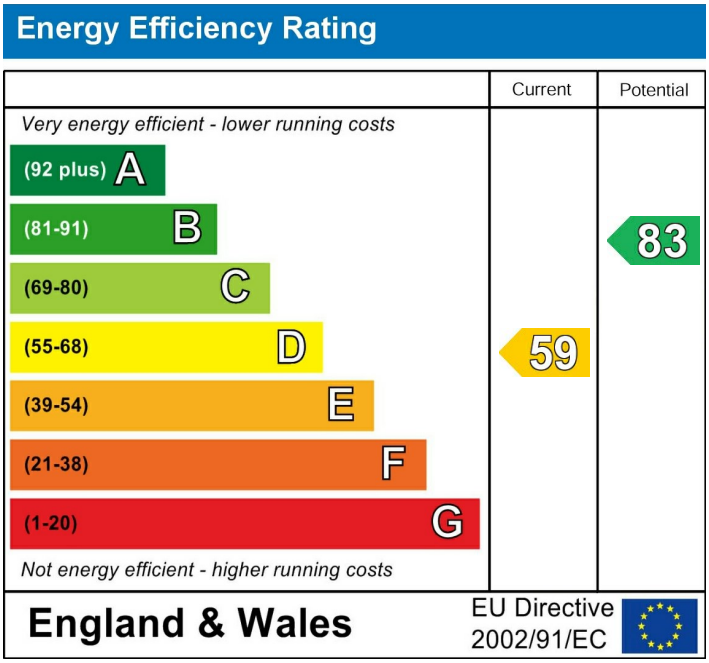
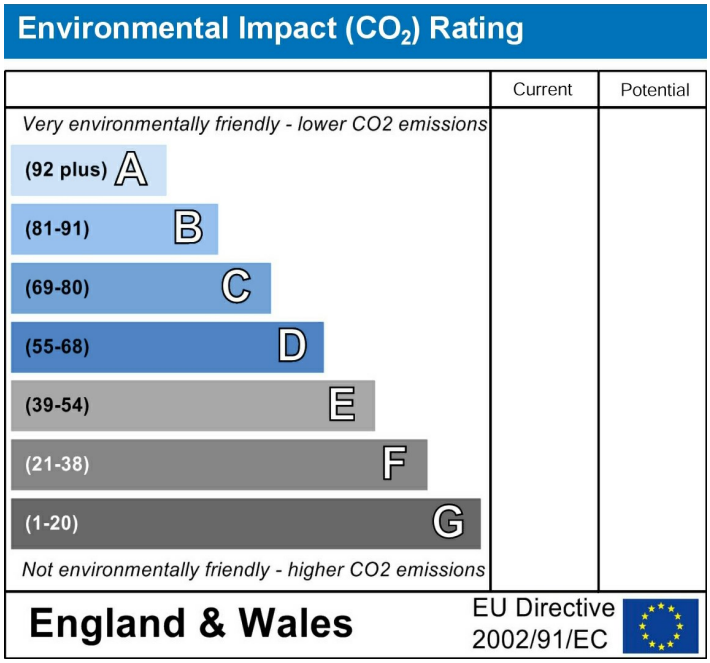
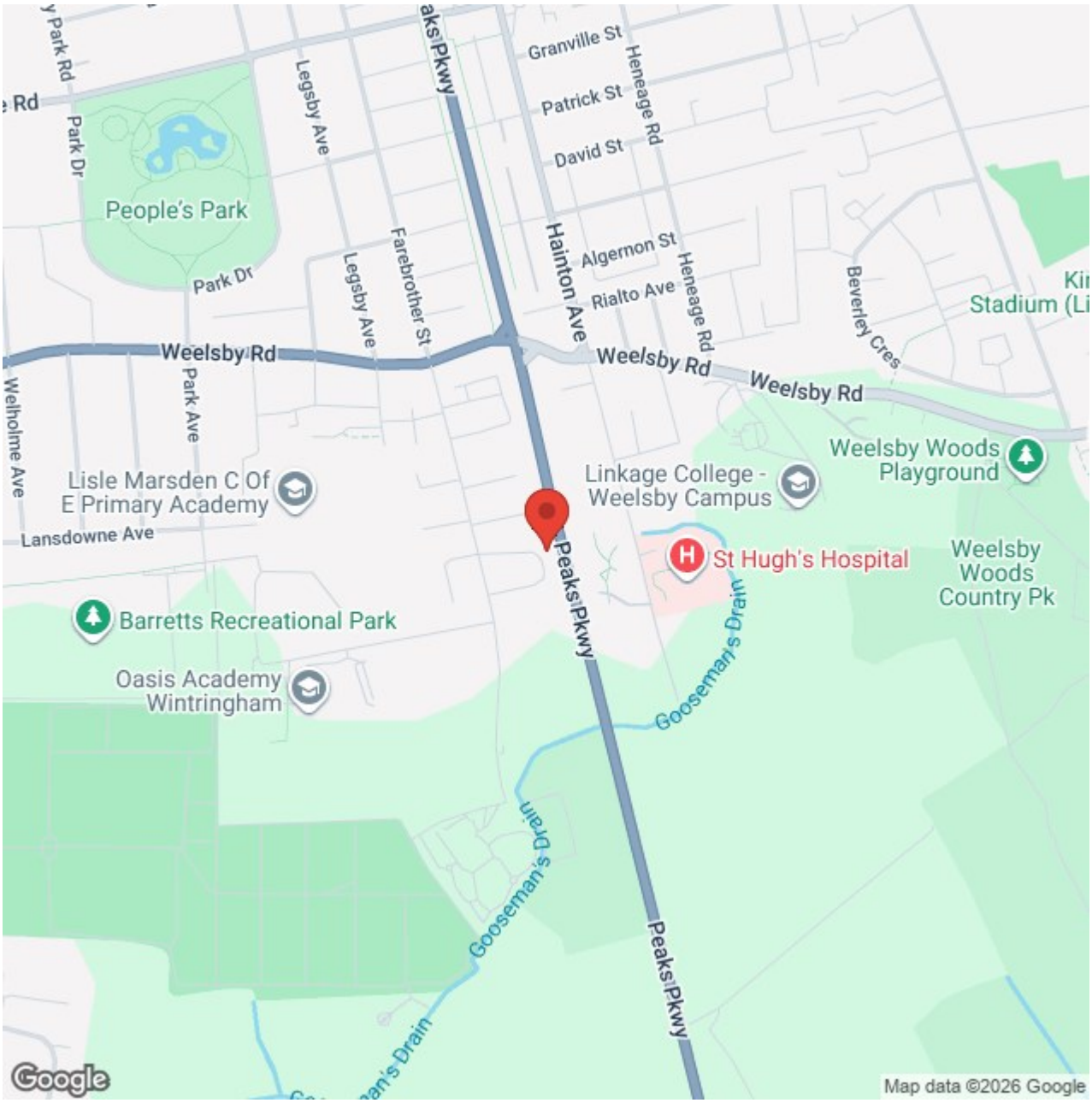

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
83
England & Wales
EU Directive 2002/91/EC


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


Granville St
Patrick St
David St
Heneage Rd
Legsby Ave
Park Rd
Park Dr
People's Park
Farebrother St
Hainton Ave
Algernon St
Rialto Ave
Beverley Cres
Weelsby Rd
Park Ave
Welholme Ave
Lisle Marsden C Of E Primary Academy
Lansdowne Ave
Linkage College - Weelsby Campus
Weelsby Woods Playground
St Hugh's Hospital
Weelsby Woods Country Pk
Barretts Recreational Park
Oasis Academy Wintringham
Peaks Pkwy
Gooseman's Drain
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## ADDITIONAL NOTES

**FREE VALUATIONS:**

**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.**

**B.M.H. PROPERTY MANAGEMENT.**

**We offer a letting/management service:-**
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**MORTGAGE ADVICE**

**WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

**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.)***

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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