

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 19 FOXHILL, GRIMSBY

PURCHASE PRICE £175,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£175,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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19 FOXHILL, GRIMSBY

Nestled in the charming area of Foxhill, Grimsby, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this well-presented property is an ideal opportunity for those seeking a peaceful retreat close to local amenities.

Upon entering, you are welcomed into an entrance hall that leads to a bright and airy lounge, perfect for relaxation. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. Adjacent to the kitchen, the dining room offers a lovely setting for family meals or entertaining guests. A conservatory extends the living space, allowing for a seamless connection with the well-maintained gardens, where you can enjoy the outdoors in a tranquil setting.

This bungalow features two double bedrooms, ensuring comfort for residents and guests alike. The shower room is modern and well-appointed, catering to all your needs.

Additional highlights include gas central heating and u.PVC double glazing, ensuring warmth and energy efficiency throughout the year. The property also boasts a drive, and a detached garage, providing ample storage and convenience.

With its attractive features and prime location, this semi-detached bungalow is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss your chance to make this lovely home your own.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, a light and loft access to the ceiling. The central heating boiler is in the loft.



19 FOXHILL, GRIMSBY

LOUNGE

15'4 x 11'1 (4.67m x 3.38m)

The lounge with a u.PVC double glazed window, a feature fire surround with a marble black and hearth and a coal effect gas fire, a central heating radiator, a light, coving and ceiling rose to the ceiling.



LOUNGE

KITCHEN

10'3 x 9'8 (3.12m x 2.95m)

The kitchen with a range of white wall and base units, contrasting work surfaces and up stands, a grey Blanck sink unit with a chrome mixer tap. An integrated electric double oven, a five ring gas hob and a stainless steel extractor fan. There is an integrated fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window, a built in cupboard, a tiled floor and a light to the ceiling.



KITCHEN



DINING ROOM

8'3 x 7'4 (2.51m x 2.24m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling. U.PVC double glazed French doors into the conservatory.



19 FOXHILL, GRIMSBY

CONSERVATORY

8'2 x 11'1 (2.49m x 3.38m)

With u.PVC double glazed French doors into the garden, u.PVC double glazed windows to three sides, a central heating radiator, a tiled floor and a fan light to the ceiling.



SHOWER ROOM

5'3 x 8'2 (1.60m x 2.49m)

The shower room comprising of a cabinetised toilet and sink with chrome fittings, a shower enclosure with a plumbed shower. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator and spotlights to the ceiling.



19 FOXHILL, GRIMSBY

BEDROOM 1

11'10 x 11'9 (3.61m x 3.58m)

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



BEDROOM 1



19 FOXHILL, GRIMSBY

BEDROOM 2

9'1 to wardrobes x 9'9 (2.77m to wardrobes x 2.97m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, fitted wardrobes with sliding doors, a light and coving to the ceiling.



GARAGE

The detached brick garage with an up and over door and a u.PVC double glazed window. There is light and power within.



19 FOXHILL, GRIMSBY

OUTSIDE

The front garden has a walled boundary and is laid to lawn with established borders. There is a gate at the side of the property with a pathway leading to the door.

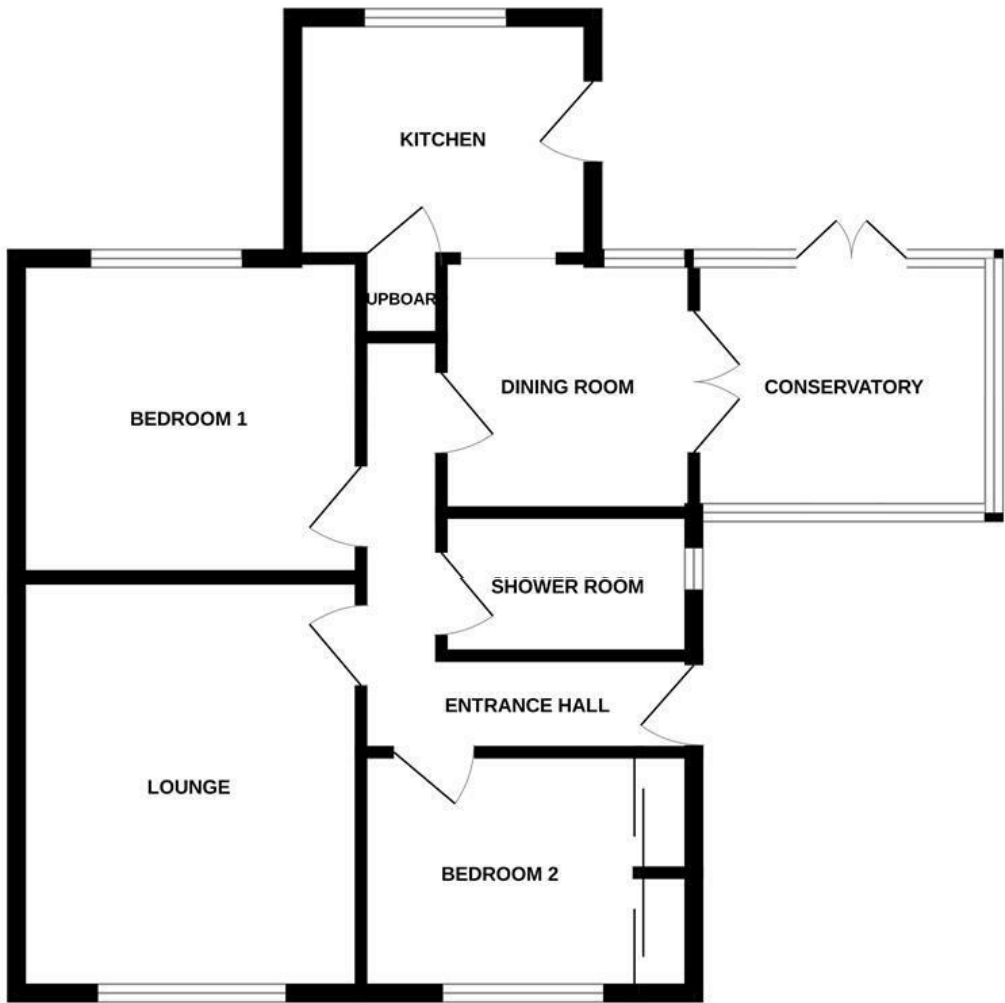
The rear garden has a walled, fenced and hedged boundary and is laid to lawn and decorative stones and there is a paved patio area. Though wrought iron gates is a concrete and block-paved drive which leads to the garage.



OUTSIDE

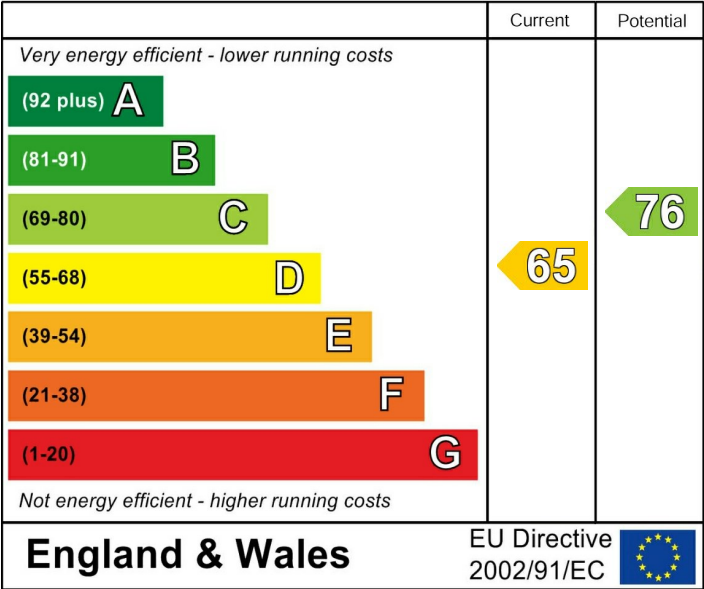


GROUND FLOOR

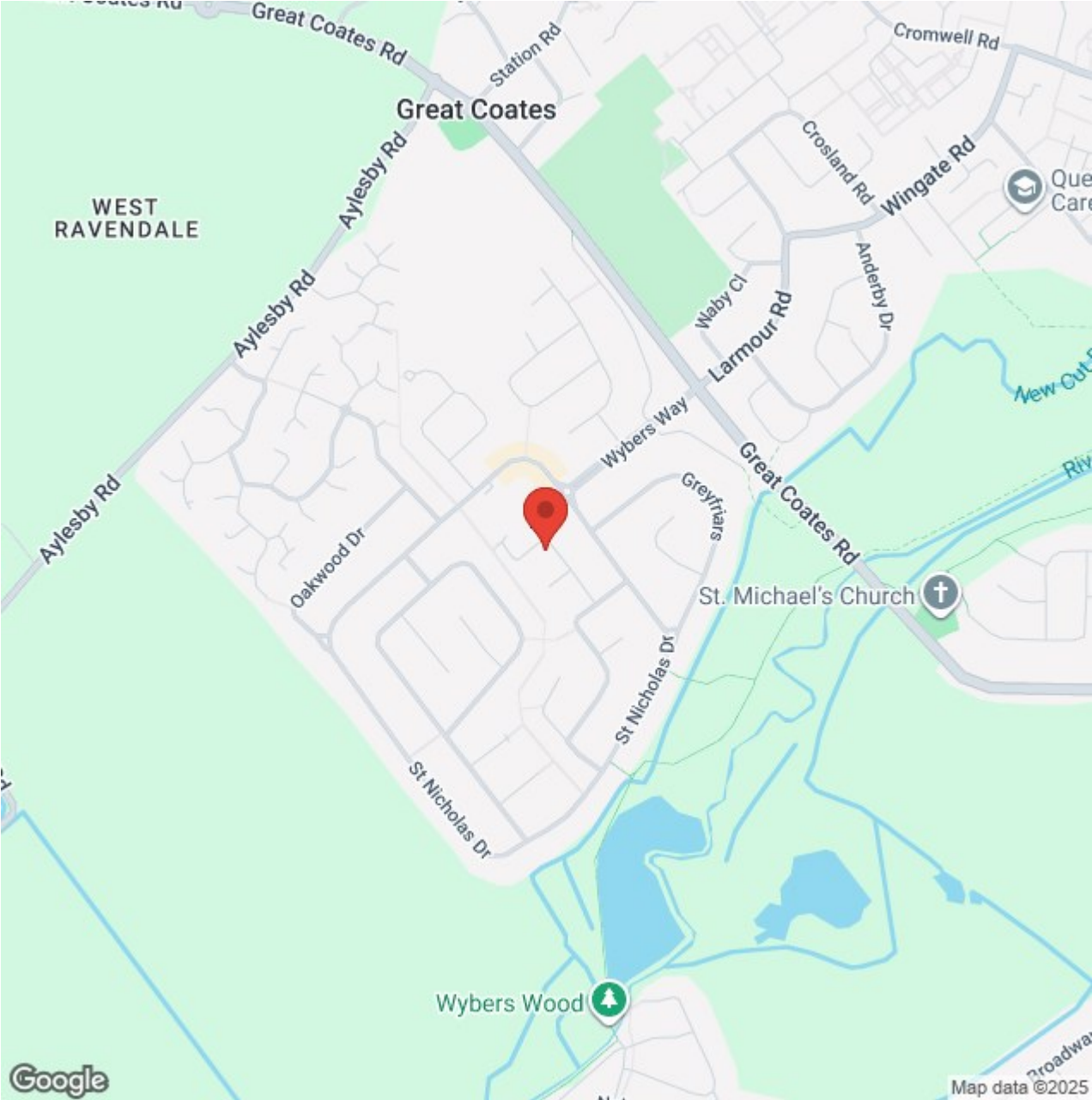
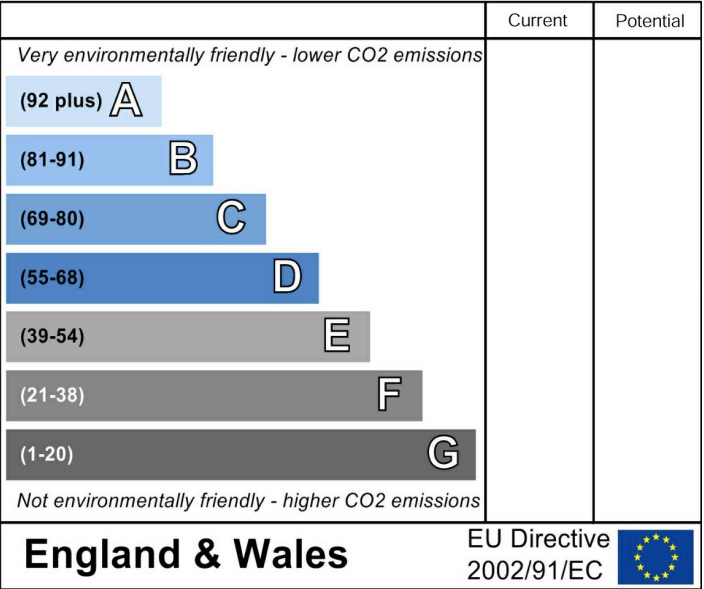


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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