

# BETTLES, MILES & HOLLAND

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### PROPERTY FOR SALE

### 11 FOXGLOVE GARDENS, GRIMSBY

**PURCHASE PRICE £135,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£135,000

#### TENURE

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



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## 11 FOXGLOVE GARDENS, GRIMSBY

Nestled in the charming Foxglove Gardens of Grimsby, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. With its convenient location, you will find yourself just a stone's throw away from local amenities, making daily life both easy and enjoyable.

Upon entering, you are welcomed by a practical entrance porch that leads into a lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen offers ample space for culinary adventures, ensuring that meal preparation is a pleasure. The property boasts two generously sized double bedrooms, providing comfortable retreats for rest and relaxation. A modern bathroom completes the interior, designed with contemporary fixtures for your convenience.

Outside, the enclosed rear garden offers a private space for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a garage located in a block, along with parking ensuring that you have ample space for your needs.

This home is double glazed and benefits from gas central heating, providing warmth and comfort throughout the year. With its move-in ready condition, this property is an ideal choice for those looking to settle into a welcoming community.

Viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to make this your new abode in Grimsby.

### **ENTRANCE PORCH**

Through a u.PVC double glazed front door into the porch with a central heating radiator, laminate to the floor, a light and coving to the ceiling.

### **LOUNGE**

17'5 x 11'11 (5.31m x 3.63m)

The lounge is to the front of the property with a u.PVC double glazed window, an oak effect fire surround with a black back and hearth and an electric log burner. Stairs to the first floor accommodation, an under stairs cupboard, a central heating radiator and two lights to the ceiling.



## 11 FOXGLOVE GARDENS, GRIMSBY

### LOUNGE



### LOUNGE



## 11 FOXGLOVE GARDENS, GRIMSBY

### KITCHEN

6'9 x 11'11 (2.06m x 3.63m)

The kitchen with a range of white wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a white extractor fan above. There is plumbing for a washing machine, space for a fridge/freezer and a wall mounted central heating boiler. U.PVC double glazed French doors, a central heating radiator, laminate to the floor and a light to the ceiling.



### KITCHEN



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light and loft access to the ceiling.

## 11 FOXGLOVE GARDENS, GRIMSBY

### **BEDROOM 1**

8'2 x 11'11 (2.49m x 3.63m)

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



### **BEDROOM 1**



## 11 FOXGLOVE GARDENS, GRIMSBY

### **BEDROOM 2**

8'10 x 11'11 (2.69m x 3.63m)

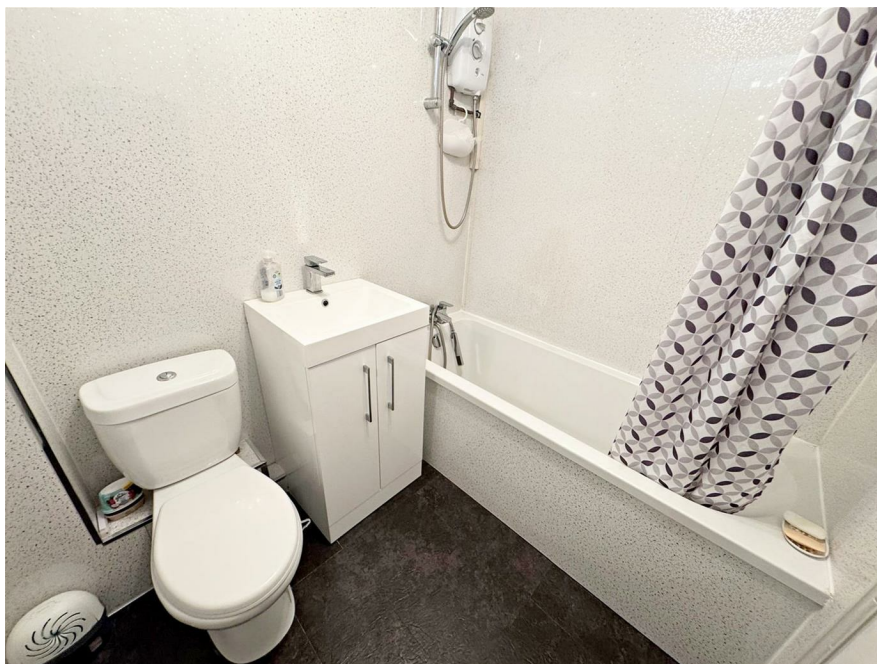
Another double bedroom to the front of the property with a u.PVC double glazed window, a built in cupboard, a central heating radiator and a light to the ceiling.



### **BATHROOM**

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

The bathroom with a white suite comprising of a panelled bath, a chrome mixer shower tap, a Triton electric shower, a vanity sink unit with a chrome mixer tap and a toilet. Part shower boarding to the walls, a central heating radiator, vinyl to the floor, borrowed light from bedroom two and a light to the ceiling.



## 11 FOXGLOVE GARDENS, GRIMSBY

### GARAGE

The brick garage is in a block of 3 and has an up and over door and there is light and power within. The parking space is in front of the garage.



### OUTSIDE

To the front of the property is a path leading to the front door and a small lawned area.

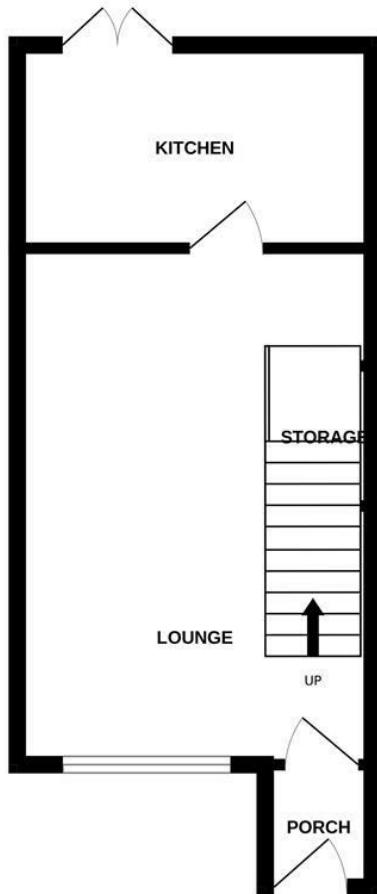
The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with established borders and there is a patio area.



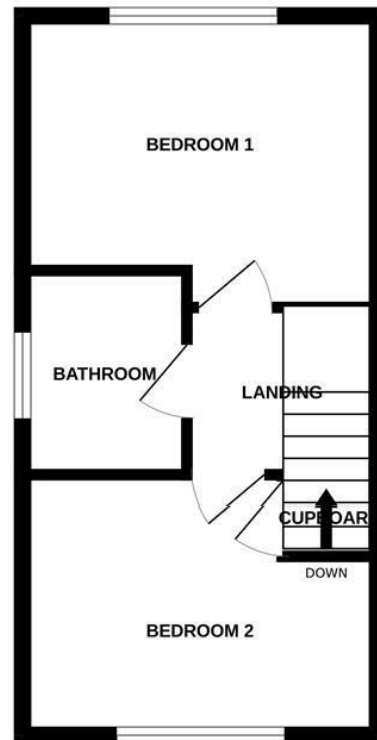
## 11 FOXGLOVE GARDENS, GRIMSBY



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) 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	



## **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.**

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#### **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](mailto:james@jdwassociates.co.uk).

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***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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