

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

51 KENSINGTON PLACE, GRIMSBY

PURCHASE PRICE £169,995 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£169,995

TENURE

We understand the property will be made Freehold on completion and this is to be confirmed by the solicitors



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51 KENSINGTON PLACE, GRIMSBY

THIS PROPERTY WILL BE MADE FREEHOLD ON COMPLETION

Nestled in the desirable area of Kensington Place, Grimsby, this charming dormer semi-detached bungalow presents an excellent opportunity for those seeking a property with great potential. Offered for sale with no chain and sold as seen, this home is conveniently located near the Diana Princess of Wales Hospital and the Grimsby Institute, making it ideal for families and professionals alike. Additionally, it is just a short drive from both Grimsby town centre and the picturesque Cleethorpes sea front.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, including two on the first floor, this bungalow is perfect for families or those looking for extra room. The kitchen is functional, and the downstairs bathroom features a shower room, catering to the needs of modern living.

Outside, the property offers generous off-road parking for up to three vehicles, along with a detached garage, ensuring convenience for residents and guests. The double glazing throughout enhances energy efficiency and comfort.

While the bungalow is in need of some updating, it presents a blank canvas for buyers to personalise and create their dream home. With its prime location and ample space, this property is a fantastic opportunity for those looking to invest in a home with great potential in a sought-after area. Don't miss your chance to view this delightful bungalow and envision the possibilities it holds.

ENTRANCE HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.



51 KENSINGTON PLACE, GRIMSBY

LOUNGE

16'7 x 10'7 (5.05m x 3.23m)

The is to the back of the property with u.PVC double glazed sliding doors, a brick fireplace with a tiled hearth and a coal effect gas fire. There is a central heating radiator and a light to the ceiling.



LOUNGE



51 KENSINGTON PLACE, GRIMSBY

DINING ROOM

13'10 x 9'1 (4.22m x 2.77m)

With two u.PVC double glazed windows, a central heating radiator and a light to the ceiling. There is a built in cupboard with shelving and a central heating radiator.



51 KENSINGTON PLACE, GRIMSBY

DINING ROOM



51 KENSINGTON PLACE, GRIMSBY

KITCHEN

8'11 x 12'0 (2.72m x 3.66m)

The kitchen with a range of wall and base units, contrasting work surfaces, tiled splash backs, a cream sink unit with a chrome mixer tap. A housed electric oven, a gas hob with a housed extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and suspended ceiling with lights inside.



KITCHEN



REAR PORCH

4'5 x 5'3 (1.35m x 1.60m)

With a u.PVC double glazed window and door, the central heating boiler, vinyl to the floor and a light to the ceiling.

51 KENSINGTON PLACE, GRIMSBY

SHOWER ROOM

5'3 x 5'10 (1.60m x 1.78m)

The shower room comprising of a shower enclosure with a Triton electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



BEDROOM 1

11'10 x 10'8 (3.61m x 3.25m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator, a raised brick hearth with an electric fire, a light and coving to the ceiling.



BEDROOM 2

8'1 increasing to 11'1 x 11'6 (2.46m increasing to 3.38m x 3.51m)

Bedroom 2 is to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

51 KENSINGTON PLACE, GRIMSBY

BATHROOM

6'5 x 8'0 (1.96m x 2.44m)

The bathroom comprising of a bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a large storage cupboard and a wall light.

BEDROOM 3

15'10 x 9'5 (4.83m x 2.87m)

Bedroom three with dual aspect u.PVC double glazed windows, two central heating radiators and two lights to the ceiling.



51 KENSINGTON PLACE, GRIMSBY

BEDROOM 3



BEDROOM 4

11'3 x 9'0 (3.43m x 2.74m)

This single bedroom with a roof light, a central heating radiator and there is loft access to the ceiling.



GARAGE

The detached brick garage with an up and over door, two windows and a door to the side.

51 KENSINGTON PLACE, GRIMSBY

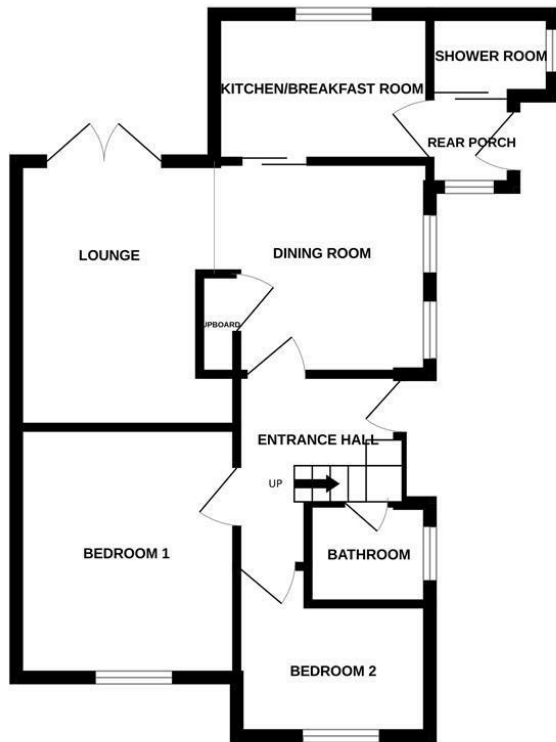
OUTSIDE

The front garden is laid to decorative stones and block-paving providing ample off road parking. There is a wooden gate leading into the back garden.

The side and rear garden with a fenced boundary and is laid to concrete with raised beds. There is a timber summer house, a green house and an outside tap.



GROUND FLOOR



1ST FLOOR



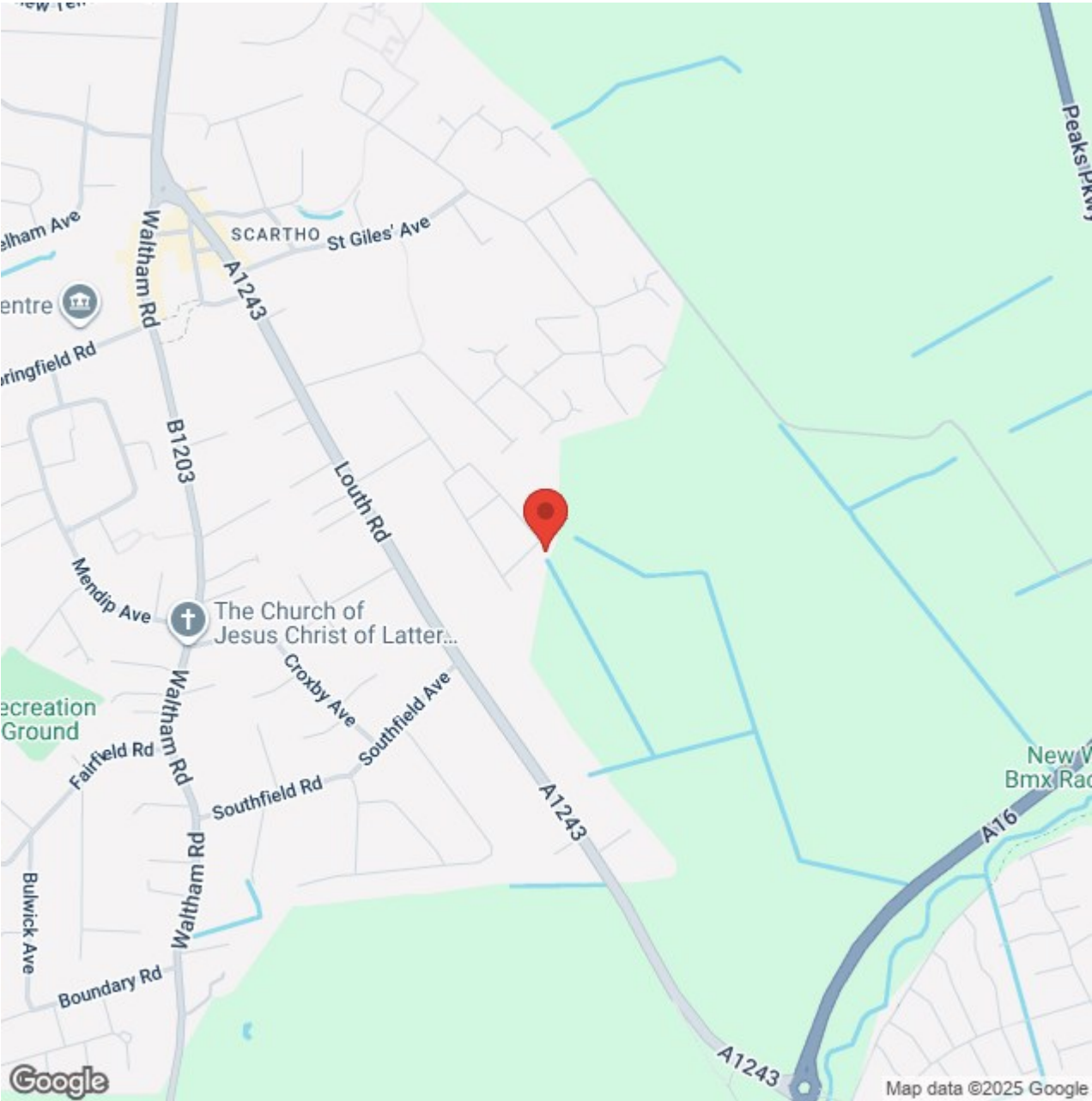
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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.

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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.

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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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