

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

3 BRAMBLE CLOSE, GRIMSBY

PURCHASE PRICE £125,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£125,000

TENURE

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



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3 BRAMBLE CLOSE, GRIMSBY

Nestled in the desirable Bramble Close, Grimsby, this modern semi-detached house offers a perfect blend of comfort and convenience. With its prime location, you will find yourself just a short stroll away from the town centre and a variety of local amenities, making it an ideal choice for those seeking easy access to everyday necessities.

Upon entering the property, you are welcomed into an entrance hall that leads to a well-appointed kitchen and a cosy lounge, perfect for relaxation or entertaining guests. The ground floor also features a convenient WC, enhancing the practicality of the home. Ascending to the first floor, you will discover two inviting bedrooms, complemented by a modern bathroom that caters to all your needs.

The exterior of the property boasts a low-maintenance rear garden, providing a tranquil outdoor space for leisure and enjoyment. An outbuilding in the garden presents a fantastic opportunity for a bar area or a charming garden room, allowing you to make the most of your outdoor living experience. Additionally, the property offers off-road parking for two vehicles, ensuring convenience for you and your guests.

With U.PVC double glazing and gas central heating throughout, this home promises warmth and comfort all year round. It is important to note that the property is being sold with tenants in situ, making it an excellent investment opportunity for those looking to expand their portfolio.

In summary, this semi-detached house on Bramble Close is a delightful property that combines modern living with a prime location, making it a must-see for potential buyers or investors alike.

ENTRANCE HALL

Through a composite front door into the hall with doors to the lounge and kitchen, vinyl to the floor, a light and coving to the ceiling.

LOUNGE

11'9 x 12'6 (3.58m x 3.81m)

The lounge is to the front of the property with a u.PVC double glazed bow window, plantation shutters, a central heating radiator, stairs to the first floor accommodation, a light and coving to the ceiling.

KITCHEN

11'9 x 8'6 (3.58m x 2.59m)

The kitchen with a range of cream wall and base units, contrasting work surfaces, tiled splash backs and a white sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a housed extractor fan above and there is plumbing for a washing machine. U.PVC double glazed French doors into the garden, a breakfast bar, a wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.



WC

2'10 x 6'5 (0.86m x 1.96m)

With a white toilet and a wall mounted sink with chrome taps. A central heating radiator, vinyl to the floor and a light to the ceiling.

3 BRAMBLE CLOSE, GRIMSBY

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.

BEDROOM 1

11'9 x 8'3 (3.58m x 2.51m)

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

BEDROOM 2

11'9 x 8'6 (3.58m x 2.59m)

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

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

The bathroom with a white suite comprises of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen. A cabinetised sink and toilet with chrome fittings. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



OUTSIDE

The front of the property is block-paved for parking and ease of maintenance.

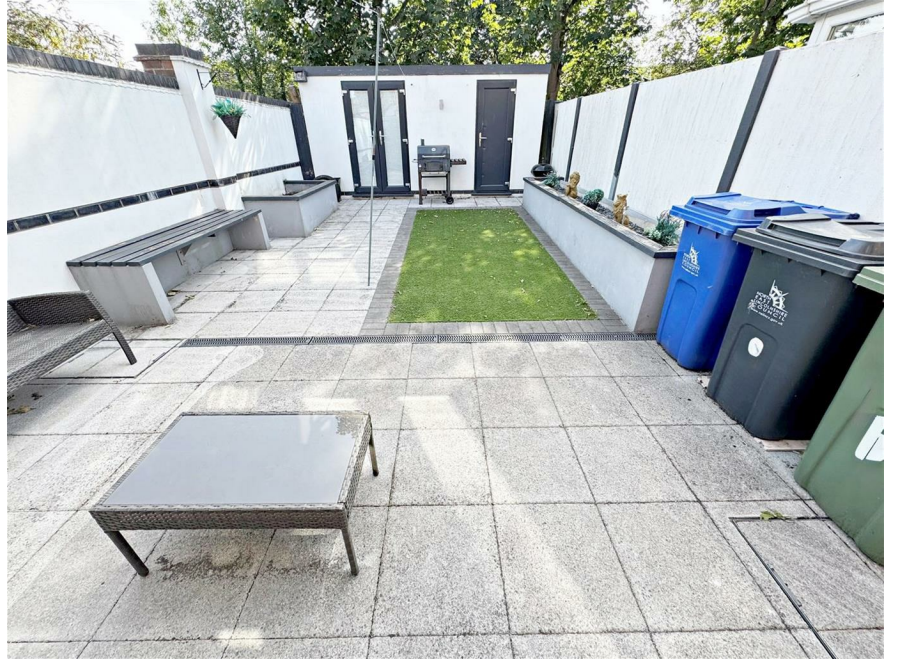
The rear garden with a walled boundary is laid to pavers and artificial grass with raised beds.

There is an outbuilding at the bottom of the garden with u.PVC double glazed French doors, a single u.PVC door and there is light and power within.

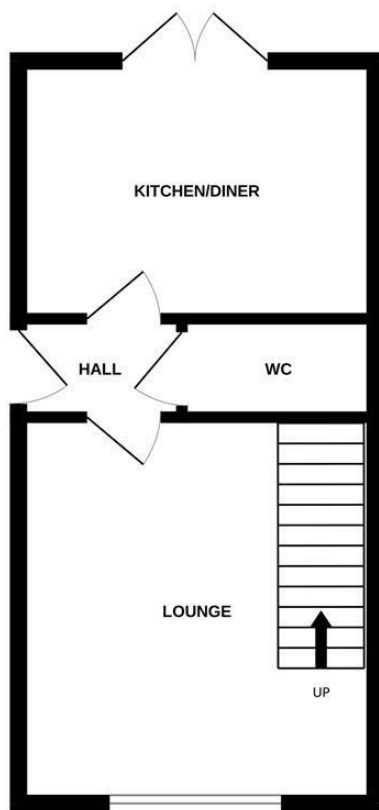


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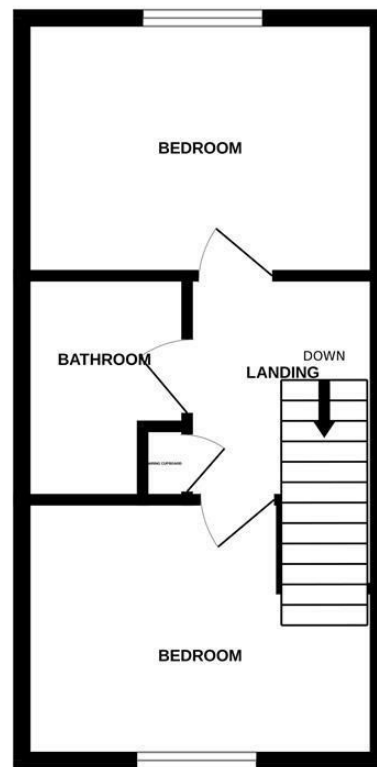
OUTSIDE



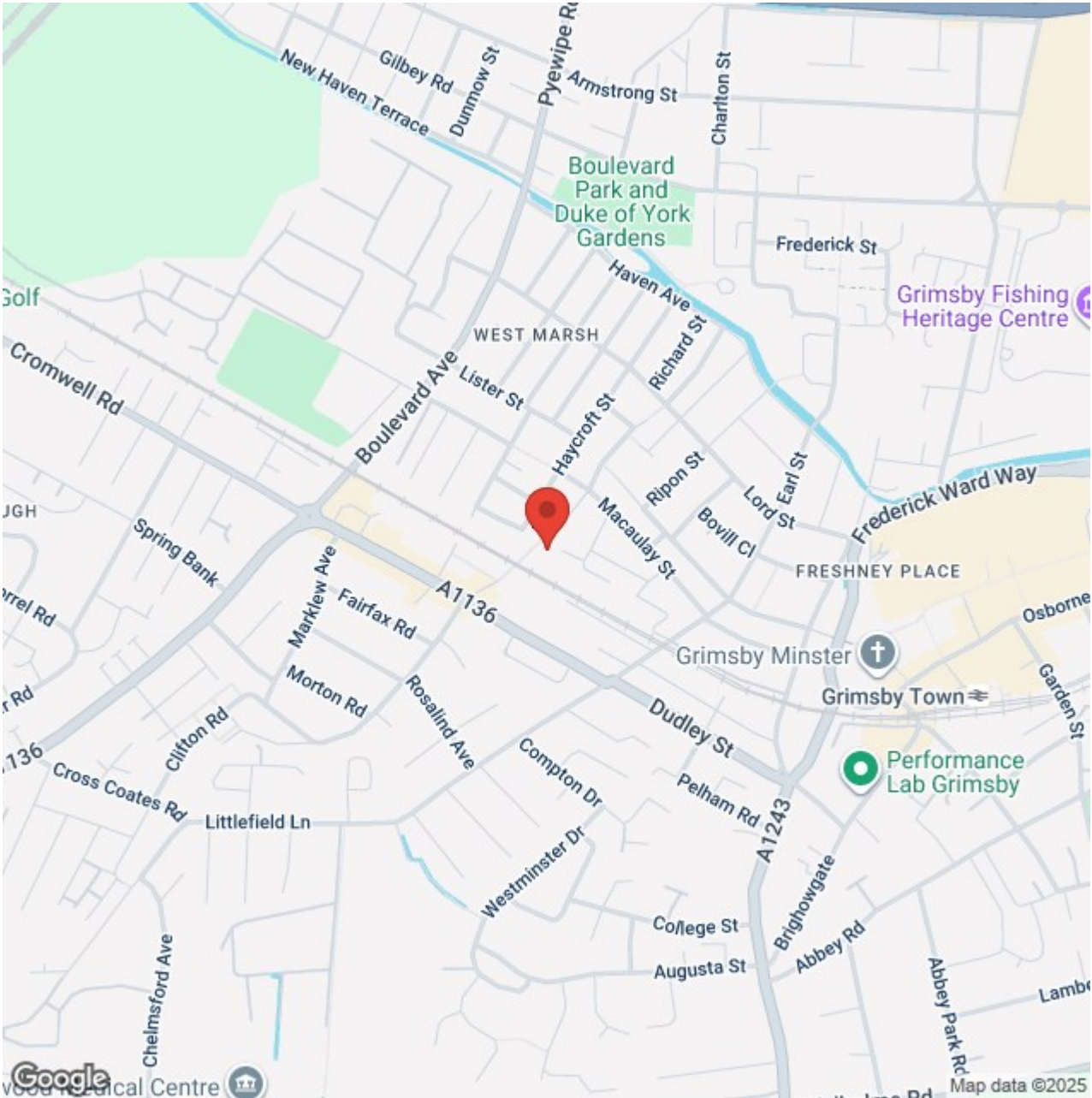
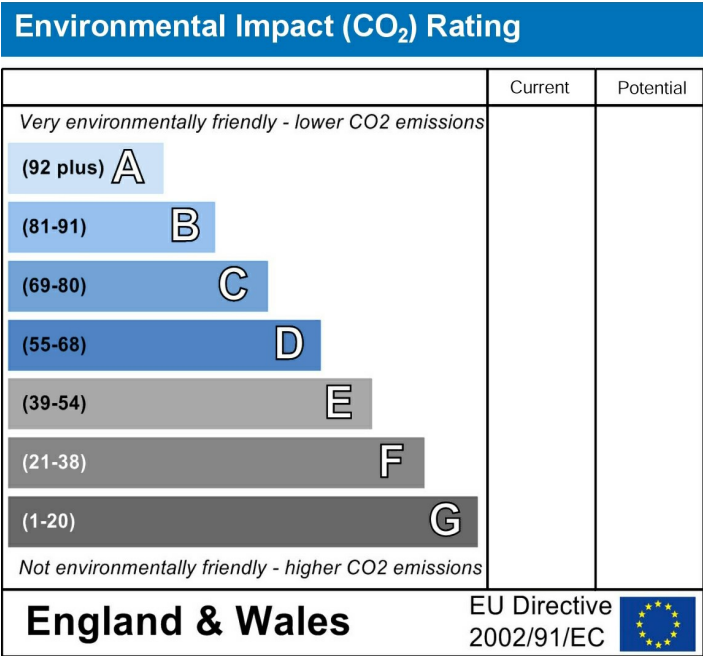
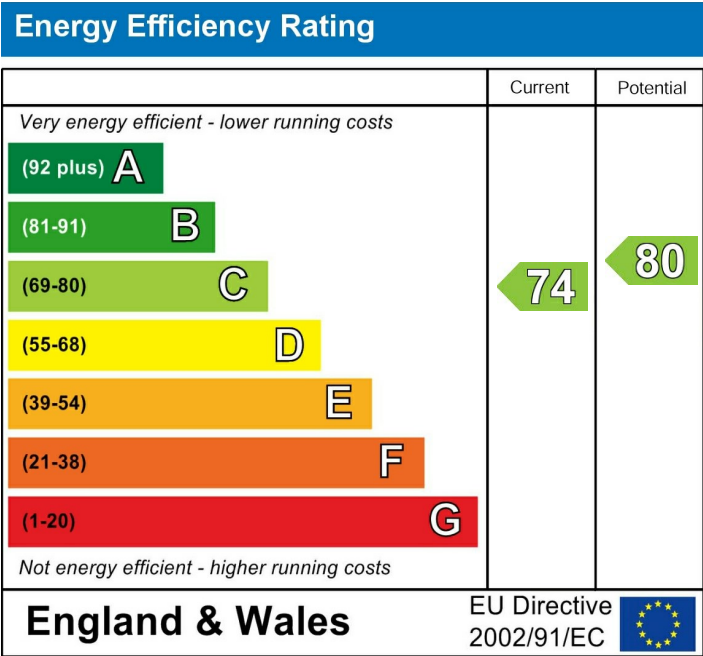
GROUND FLOOR



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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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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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.

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