



199 Cooper Road Grimsby, DN32 8DH

ATTENTION ALL INVESTORS - We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY in need of general modernisation which is reflected in the asking price. Situated within easy access of both Grimsby and Cleethorpes town centres with an abundance of amenities, good bus routes and links to the Humber Bank. The property had a new roof in 2022 and benefits from gas central heating and double glazing the accommodation comprises of; Entrance hallway, lounge with open doors leading into the dining room, large dining kitchen, utility cupboard. To the first floor there are three double bedrooms and a family bathroom. Low maintenance front garden and enclosed rear garden with lawn and paved patio. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £70,000

- ATTENTION ALL INVESTORS
- IN NEED OF GENERAL MODERNISATION
- THREE BEDROOM MID TERRACE
- KITCHEN DINER
- LOUNGE
- DINING ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- OFFERS OVER £70,000



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

PORCH

Covered porch with tiled flooring.

ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



HALLWAY

The entrance hallway has coving to the ceiling, dado rail, radiator and carpeted stairs leading to the first floor with open wooden spindle balustrade and handy under stairs storage cupboard.



KITCHEN DINER

23'3" x 9'11" (7.11 x 3.03)

The larger than average dining kitchen benefits from a range of wood effect fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a stainless steel sink and drainer with ample space for a cooker and freestanding fridge freezer. Finished with coving to the ceiling, tiled flooring, radiator, wall mounted boiler, two uPVC double glazed windows to the side aspect and uPVC double glazed French doors leading to the rear garden. Handy utility cupboard with plumbing for an automatic washing machine.



KITCHEN DINER



KITCHEN DINER



LOUNGE

14'4" x 10'5" (4.38 x 3.19)

The lounge is accessed from the dining room via double wooden doors and has a uPVC double glazed bay window to the front aspect, coving to the ceiling, dado rail, radiator and wood effect laminate flooring. Feature wood fire surround with marble effect back and hearth and gas fire.



LOUNGE



DINING ROOM

11'5" x 8'2" (3.49 x 2.50)

Having a uPVC double glazed window to the rear aspect, wood effect laminate flooring, dado rail, radiator and double wooden doors leading to the lounge.



DINING ROOM



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued carpeted flooring, dado rail and open wooden balustrade. Loft access to the ceiling.



FIRST FLOOR LANDING



BEDROOM ONE

14'2" x 13'5" (4.32 x 4.09)

The largest bedroom is to the front aspect with carpeted flooring and radiator.



BEDROOM TWO

11'3" x 8'2" (3.44 x 2.51)

The second double bedroom has a uPVC double glazed window to the rear, carpeted flooring and radiator.



BEDROOM THREE

10'3" x 10'0" (3.13 x 3.07)

The third double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

8'2" x 6'9" (2.51 x 2.08)

Benefitting from a four piece suite comprising of; Bath, shower cubicle, pedestal hand wash basin and low flush wc. Having tiling to the walls, vinyl flooring and uPVC double glazed window.



OUTSIDE

THE GARDENS

The property has walled boundaries to the front with an access gate and a low maintenance front garden. The enclosed rear garden has a mixture of walled and fenced boundaries with a rear access gate and is laid to lawn with a paved patio area.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

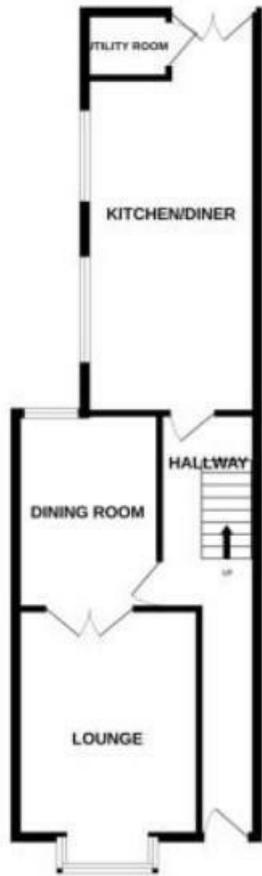
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

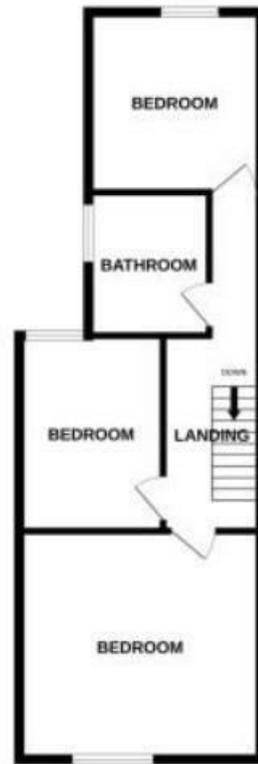
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, openings, rooms and any other feature are approximate and no responsibility is taken for any error or omission of this 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 is given as to their operability or efficiency over time.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.