JoWalker

ESTATE AGENTS

2 Alfred Bannister Mews

Laceby, Grimsby, North East Lincolnshire DN37 7BD

We are delighted to offer for sale this ONE BEDROOM MEWS BUNGALOW Situated within this courtyard style development located just off the High Street, Laceby close to all amenities. Benefitting from gas central heating and uPVC double glazing. The accommodation comprises: Entrance hall, utility/cloakroom, open plan living kitchen lounge, one bedroom and bathroom. To the outside is an enclosed courtyard and allocated parking space. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- TERRACE BUNGALOW
- LIVING KITCHEN DINER
- CLOAKROOM/UTILITY
- ONE BEDROOM
- BATHROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED COURT YARD GARDEN
- ALLOCATED PARKING SPACE
- NO FORWARD CHAIN

Chain Free £122,500

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
A white pvc double glazed entrance door gives access to:-

ENTRANCE HALL
With central heating radiator, loft access and leads directly to:-

HALLWAY

CLOAKROOM/UTILITY
5'11" x 3'10" (1.81m x 1.17m)
With white low flush WC and wall mounted vanity hand basin. There is plumbing and space for an automatic washing machine. Wall mounted gas central heating boiler. Extractor unit. coving to the ceiling. Central heating radiator.

LIVING ROOM WITH OPEN PLAN KITCHEN AREA
17'8" x 11'3" (5.39m x 3.44m)
Having double glazed windows to the front & rear aspect with additional double glazed french doors to the rear enclosed outdoor space. The kitchen area provides a range of cream wall & base units with contrasting work surfacing and inset stainless steel sink unit. Space for under counter refrigerator. Built in oven, hob & extractor hood. 2 x central heating radiators. Coving to the ceiling.

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BEDROOM

11'5" x 10'3" (3.50m x 3.13m)

With double glazed window to the front. Central heating radiator. Coving to ceiling. Directly off is the:-

BEDROOM

BATHROOM

10'2" x 5'8" (3.12m x 1.74m)

With white suite comprising panelled bath, low flush WC and pedestal wash basin. Corner set shower enclosure with plumbed in mira shower system. Towel radiator. Double glazed window to rear.

OUTSIDE

The property has a walled enclosed block paved garden area with gated access.

MANAGEMENT CHARGES

In addition there is annual management fee for the common areas etc and the current costs is £250.00 although this could change in the future. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - C

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.

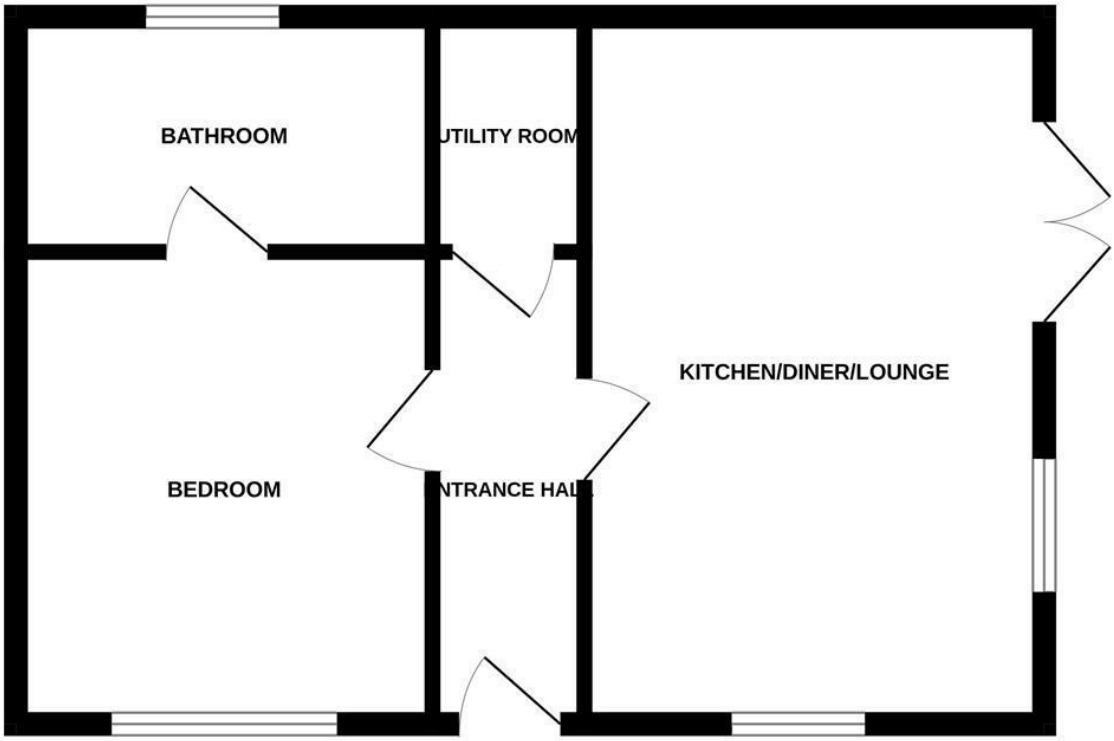
VIEWING ARRANGEMENTS

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



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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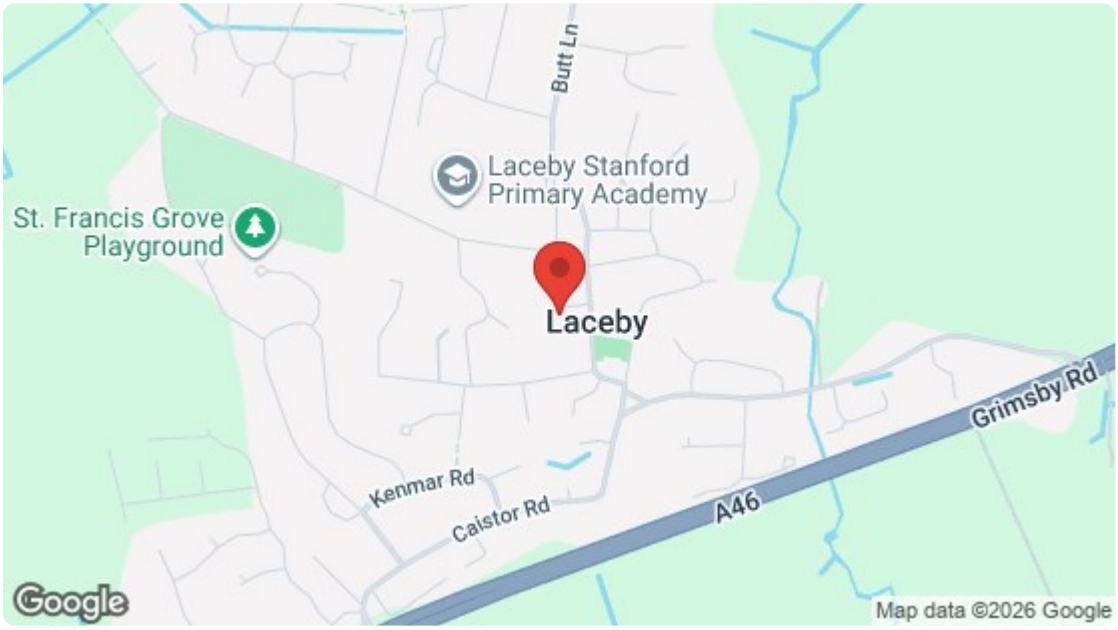

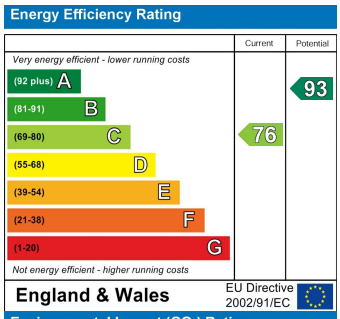

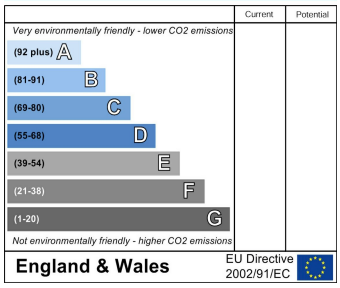

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out 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 firms 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.