



92 Columbia Road Grimsby, North East Lincolnshire DN32 8EB

ATTENTION ALL INVESTMENT LANDLORDS we are offering for sale this THREE BEDROOM MID TERRACE HOUSE which is situated in this very convenient location within easy access of Grimsby Town centre. The accommodation includes: Entrance hall, lounge, dining room, kitchen, utility room, cloakroom and to the first floor three bedroom and bathroom. Gas central heating system. Double glazing. Front and enclosed south facing rear garden. Viewing is essential offered with NO FORWARD CHAIN.

Chain Free £75,000

- ATTENTION ALL INVESTMENT LANDLORDS
- THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- KITCHEN
- UTILITY ROOM
- CLOAKROOM
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

uPVC double glazed door into the entrance hall.



HALLWAY

Having wood effect vinyl flooring, radiator and dado rail, carpeted stairs leading to the first floor.

LOUNGE

10'0" x 10'0" (3.07 x 3.05)

To the front of the property with a uPVC double glazed window, coved ceiling and carpeted flooring. Feature fireplace with white wood surround, marble hearth and back and electric fire fitted.



DINING ROOM

13'5" x 11'2" (4.09 x 3.41)

To the rear of the property with a uPVC double glazed window, carpeted flooring, coved ceiling and dado, large under stairs storage cupboard and feature fireplace with wood surround.

KITCHEN

12'1" x 7'11" (3.69 x 2.42)

Benefitting from a range of cream front wall and base units with contrasting work surfaces and tiled splash backs. Incorporating a stainless steel sink and drainer and slot in gas cooker. Ample space for a fridge freezer. Finished with wood effect vinyl flooring, radiator and uPVC double glazed window and door to the side aspect.



KITCHEN

Additional Photograph

UTILITY ROOM

5'8" x 5'2" (1.75 x 1.60)

Having a uPVC double glazed window to the rear and benefitting from a range of built in units with contrasting wood effect work surfaces, wood effect vinyl flooring and plumbing for automatic.



CLOAKROOM

5'8" x 2'5" (1.74 x 0.74)

Benefitting from a low flush wc, radiator, wood effect vinyl flooring and uPVC double glazed window to the rear.



FIRST FLOOR

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FIRST FLOOR LANDING

Carpeted flooring and radiator. Loft access to the ceiling.

BEDROOM ONE

13'4" x 10'3" (4.07 x 3.14)

To the front aspect with a uPVC double glazed window, carpeted flooring, radiator and a large built in storage cupboard.

BEDROOM TWO

11'9" x 9'10" (3.59 x 3.02)

Having a uPVC double glazed window to the rear, carpeted flooring and radiator.



BEDROOM THREE

7'11" x 6'8" (2.42 x 2.04)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

5'4" x 5'1" (1.63 x 1.56)

Having a three piece suite which comprises of; Bath with shower over, pedestal hand wash basin, low flush wc. Finished with part tiled walls, wood effect vinyl flooring, radiator and Velux window.



OUTSIDE

GARDENS

The front of the property has walled boundaries with a wrought iron access gate and is of low maintenance. The private rear garden again has walled boundaries with a rear wooden access gate leading to the secure gated passage way, being mainly laid to lawn with a paved patio and timber shed.



COUNCIL TAX BAND

Council Tax Band A

TENURE - FREEHOLD

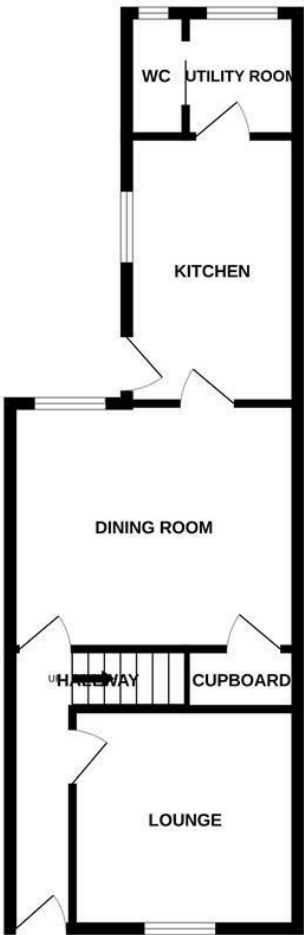
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



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		86
(81-91) B		
(69-80) C	68	
(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 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		
England & Wales EU Directive 2002/91/EC		

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.