JoWalker

ESTATE AGENTS

5 St. Johns Road

Humberston, Grimsby, North East Lincolnshire DN36 4DY

IDEAL FOR RETIRMENT is this TWO BEDROOM SEMI DETACHED BUNGALOW which is located in the popular village of Humberston well serviced by excellent amenities including shopping, coffee shop, public houses and regular bus services into Grimsby and Cleethorpes. The property benefits from gas central heating and uPVC double glazing but is in need of general modernisation with the accommodation comprising of: Entrance hall, good sized lounge diner, conservatory, fitted kitchen, two bedrooms and a shower room/wc. Having low maintenance gardens to the front and rear with mature planting to the borders, driveway for handy off road parking and detached garage. Viewing is recommended offered for sale with NO FORWARD CHAIN.

Chain Free £165,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE & SUN ROOM
- FITTED KITCHEN
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE
- FRONT & SOUTH FACING REAR GARDEN
- NO CHAIN
- POPULAR LOCATION

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

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE

Access to the front of the property via a uPVC dobule glazed door leading into the hallway.

HALLWAY

Having coving to the ceiling, carpeted flooring and radiator.

THROUGH LOUNGE DINER

23'3" x 10'10" (7.09 x 3.32)

The lounge is open to the dining area and has auPVC dobule glazed window to the front aspect with blinds fitted, beamed ceiling, radiator and feature fireplace with inset gas fire, contiuned carpeted flooring to the dining area with a further radiator and a uPVC double gl azed door with side light windows leading to the sunroom.

THROUGH LOUNGE DINER

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SUN ROOM

8'5" x 7'10" (2.59 x 2.40)

Leading from the dining area the brick based sunroom has uPVC double glazed window and French doors overlooing the garden.

KITCHEN

9'4" x 9'3" (2.86 x 2.84)

The kitchen benefits from a range of wood effect wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob with extractor and electric fan assisted ove, ample under counter space for a automatic washing machine and fridge. Finished with coved ceiling, vinyl flooring, radiator and a uPVC double glazed door and window over looking the garden.

KITCHEN

KITCHEN

BEDROOM ONE

12'9" x 11'3" (3.90 x 3.44)

The largest of the two bedrooms has a uPVC double glazed bow window to the front aspect, coved ceiling, carpeted flooring, radiator and a range of built in wardrobes.

BEDROOM TWO

10'10" x 7'7" (3.31 x 2.33)

The second bedroom has a uPVC double glazed window to teh side aspect with coved ceiling, carpeted flooring, radiator a built in wardrobes.

SHOWER ROOM

6'9" x 5'4" (2.08 x 1.64)

The shower room benefits from a white three piece suite comprising of; Corner shower with glazed screens, poedestal hand wash basin and low flush wc. Finished with part tiled walls, coved ceiling, tiled flooring, radiator and a uPVC dobule glazed window to the rear aspect.

OUTSIDE

DETACHED GARAGE

The detached garage has an up and over door to the front aspect.

THE GARDENS

The property stands with a low picket fenced boundary to the front aspect with an open driveway ideal for off road parking and leading to teh detached garage and rear garden. The front garden is of low maintenace laid with gravel having mature well stocked feature planting. The southerly facing rear garden is again of low maintenace as is paved with gravell areas, raised well stock planters and fenced boundaries.

THE GARDENS

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REAR VIEW

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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC - D

VIEWING ARRANGEMENTS

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

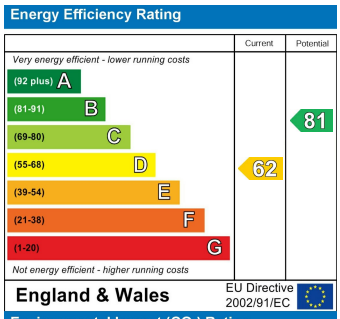
OPENING TIMES

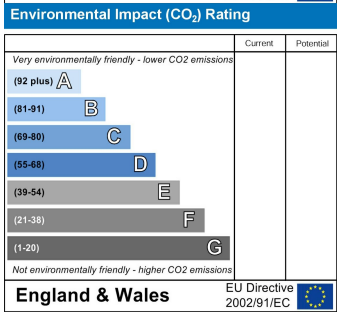
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)

Total area: approx. 69.7 sq. metres (750.4 sq. feet)





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.