



## 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)

Benefiting 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

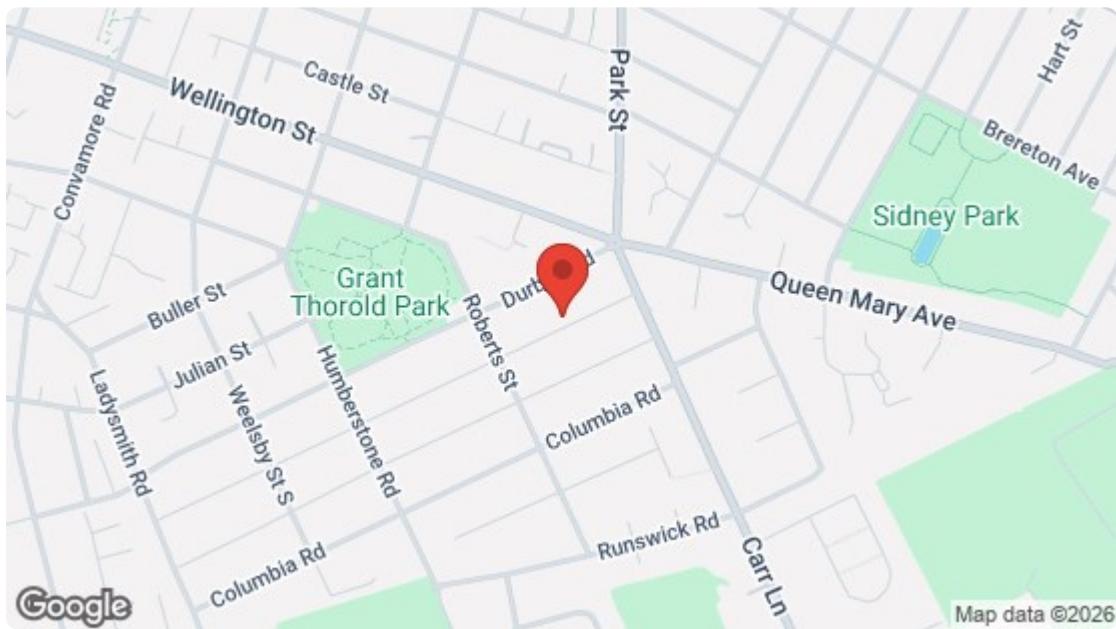
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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



Whilst every attempt has been made to present the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracies or misstatements. 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 operation or condition. Any costs for any services or systems should be quoted by a surveyor.



| 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                     |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.