



99 Boulevard Avenue Grimsby, North East Lincolnshire DN31 2JJ

Located in this convenient position for both Grimsby Town centre and access to the M180 is this spacious mid terrace house. IDEAL FOR INVESTORS or FIRST TIME BUYERS. The accommodation includes: Entrance porch, hall, lounge, fitted kitchen diner, utility room, cloakroom and to the first floor two bedrooms and bathroom. Gas central heating system. Double glazing. Low maintenance front and rear gardens. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Offers Over £65,000

- IDEAL INVESTMENT OR FIRST TIME BUY
- MID TERRACE PROPERTY
- EASY ACCESS TO HUMBER BANK
- KITCHEN DINER
- UTILITY ROOM
- LOUNGE
- CLOAKROOM
- TWO BEDROOMS
- BATHROOM
- FRONT & REAR GARDENS



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

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ENTRANCE PORCH

Accessed via two double glazed entrance doors leading to a second uPVC double glazed door.

HALLWAY

Having wood effect laminate flooring and carpeted stairs leading to the first floor.

LOUNGE

13'11" x 13'10" (4.25 x 4.23)

uPVC double glazed bay window to the front aspect, wood effect laminate flooring, picture rails and radiator.

LOUNGE

Additional Photograph

KITCHEN

11'0" x 10'0" (3.36 x 3.05)

Benefiting from a range of beech wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer. Finished with wood vinyl flooring, radiator and uPVC double glazed window to the rear.

KITCHEN

Additional Photograph

UTILITY ROOM

10'0" x 5'6" (3.07 x 1.69)

Having a uPVC double glazed window to the rear, worksurface, wall mounted boiler in cupboard. Plumbing for automatic washing machine.

INNER LOBBY

Inner lobby with uPVC double glazed door leading to the garden.

CLOAKROOM/WC

4'7" x 2'4" (1.41 x 0.73)

Benefitting from a low flush wc and uPVC double glazed window to the rear.

FIRST FLOOR

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FIRST FLOOR LANDING

Carpeted flooring and loft access to the ceiling.

BEDROOM ONE

14'0" x 11'11" (4.27 x 3.64)

Having uPVC double glazed window to the front aspect, wood effect laminate flooring, picture rail and radiator.

BEDROOM ONE

Additional Photograph

BEDROOM TWO

10'0" x 8'3" (3.07 x 2.53)

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

BATHROOM

8'5" x 6'11" (2.58 x 2.11)

Having a white three piece suite comprising of Bath with shower over and glazed screen, vanity hand wash basin with handy storage underneath and low flush wc. Having part tiling to splashback areas, wood effect vinyl flooring, radiator and uPVC double glazed window to the rear.

OUTSIDE

GARDEN

Having a fenced boundary to the front of the property with wrought iron entrance gate with the front garden being laid to shingle for low maintenance. The rear garden has fenced boundaries with rear access gate leading to the secure passage way the garden is full paved for low maintenance and has a timber shed.

GARDEN

COUNCIL TAX BAND & EPC RATING

Council Tax Band - a

EPC - D

TENURE - FREEHOLD

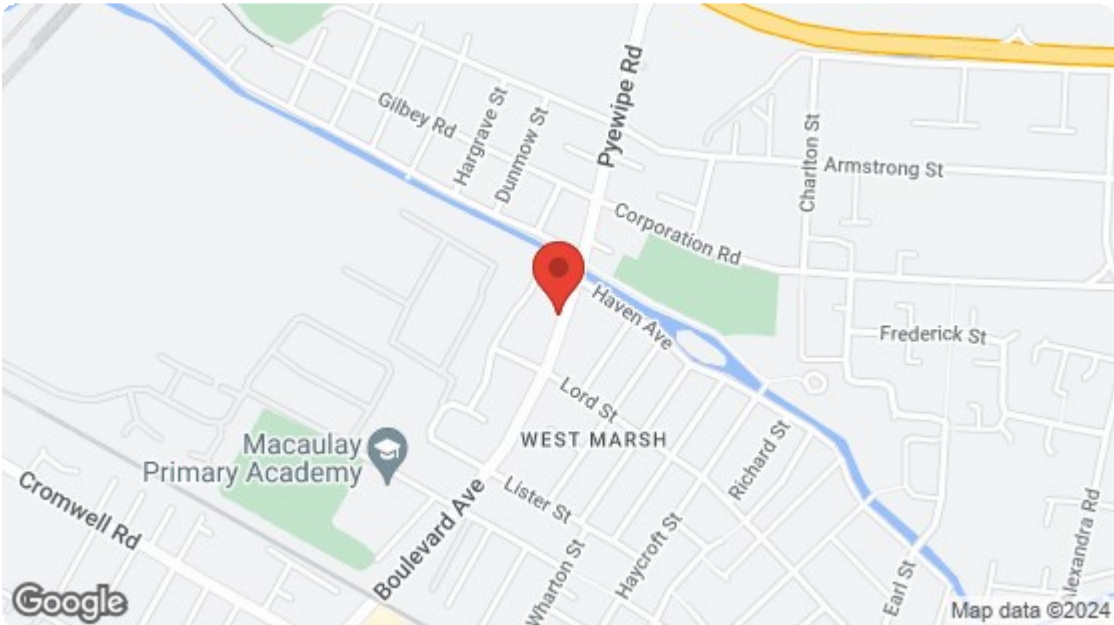
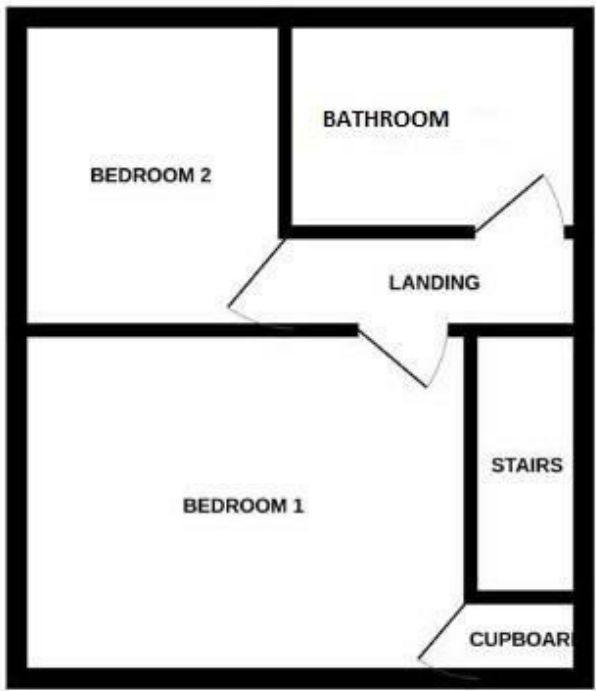
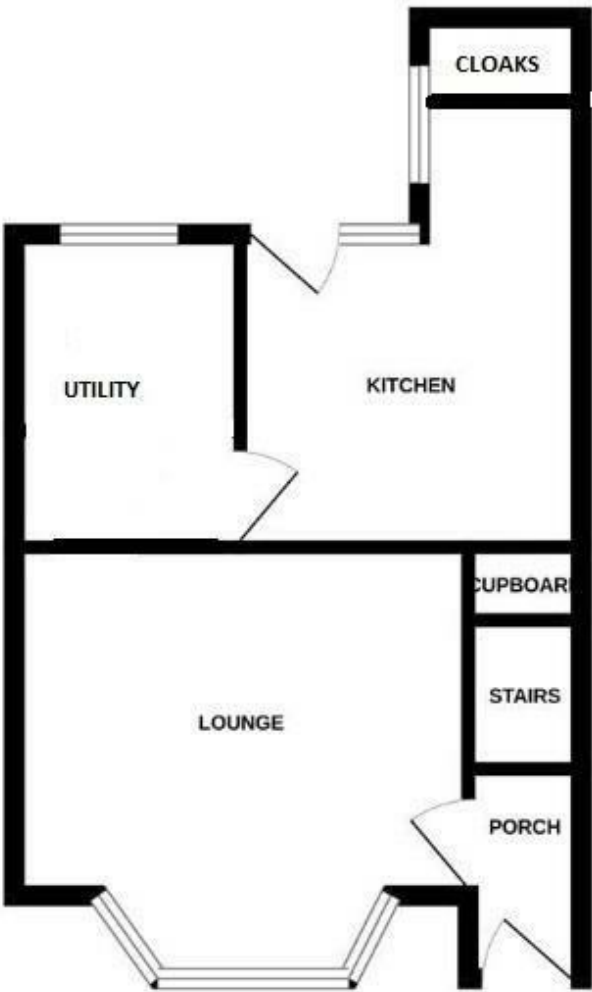
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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.