



## 34 Gloucester Avenue Grimsby, North East Lincolnshire DN34 5BW

We are delighted to bring to the market this THREE BEDROOM SEMI DETACHED PROPERTY situated in the popular residential area close to all local amenities, colleges, university and with easy access to both Cleethorpes and Grimsby town centres. The property is in need of modernisation with the accommodation comprising of; Entrance porch, hallway, lounge, dining room, kitchen and to the first floor three bedrooms and bathroom. Enjoying a large corner plot with a driveway for off road parking leading to detached garage and a substantial rear garden which is mainly laid to lawn with mature planting and a paved patio. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £150,000**

- **VIEWING HIGHLY RECOMMENDED**
- **SEMI DETACHED FAMILY HOME**
- **SUBSTANTIAL REAR GARDEN**
- **KITCHEN**
- **TWO RECEPTION ROOMS**
- **THREE BEDROOMS**
- **BATHROOM**
- **IN NEED OF UPDATING**
- **OFF ROAD PARKING DETACHED GARAGE**
- **NO FORWARD CHAIN**



## 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

### ENTRANCE

Accessed via uPVC double glazed French doors with side light panels into the porch.



### PORCH

Having vinyl flooring and wooden glazed door leading to the hallway.

### HALLWAY

The hallway has coving to the ceiling, carpeted flooring and carpeted stairs with decorative banister and storage cupboard beneath, radiator and large cloaks cupboard which could possibly be converted to a down stairs toilet.



### KITCHEN

15'8" x 7'2" (4.78 x 2.20)

Having a range of wall and base units with contrasting work surfaces, part tiled splashbacks and wood panelling incorporating a stainless steel sink and drainer, electric oven, boiler, radiator and dual aspect uPVC double glazed windows with uPVC door to the side aspect.



## KITCHEN



## REAR SITTING/DINING ROOM

20'9" x 10'2" (6.33 x 3.10)

The rear sitting room has an arch to the dining area with a uPVC double glazed window, carpeted flooring, radiator, coving to the ceiling, open chimney breast with electric fire.



## REAR SITTING/DINING ROOM



## REAR SITTING/DINING ROOM



## LOUNGE

13'6" x 11'10" (4.13 x 3.62)

The lounge has a uPVC double glazed bay window to the front aspect with blinds fitted, coving to the ceiling, carpeted flooring, two radiators and open chimney breast with wood surround and electric fire.



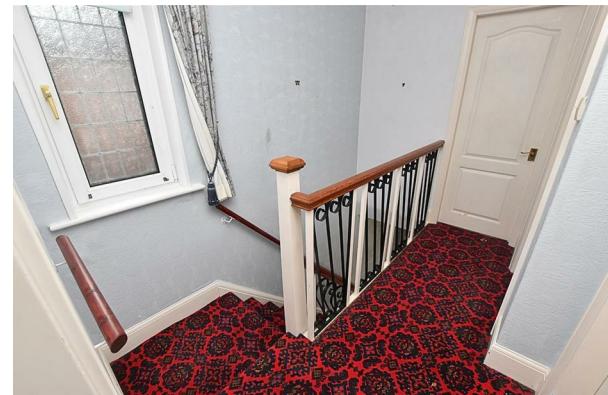
## LOUNGE



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring and decorative balustrade, coving to the ceiling, uPVC double glazed window to the side aspect and loft access to the ceiling.



### BEDROOM ONE

13'1" x 9'11" (3.99 x 3.04)

To the rear of the property with a uPVC double glazed, coving to the ceiling, carpeted flooring, radiator, built in wardrobes and airing cupboard.



## BEDROOM TWO

10'10" x 10'8" (3.32 x 3.26)

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, coving to the ceiling, radiator and built in wardrobes.



## BEDROOM THREE

7'11" x 6'8" (2.43 x 2.04)

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



## BATHROOM

6'2" x 5'8" (1.89 x 1.75)

Benefitting from a white three piece suite comprising of; Bath, pedestal hand wash basin, low flush wc. Part tiling to the walls, radiator, wood style flooring and uPVC double glazed window to the front aspect.



## OUTSIDE

### THE GARDENS

The property stands with an open access driveway providing ample off road parking and leading to the detached garage. The front garden is low maintenance with mature planting. The substantial rear garden is mainly laid to lawn with a mixture of fencing and hedged boundaries, mature planting, green house and paved patio area.



## THE GARDENS



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## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

## 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

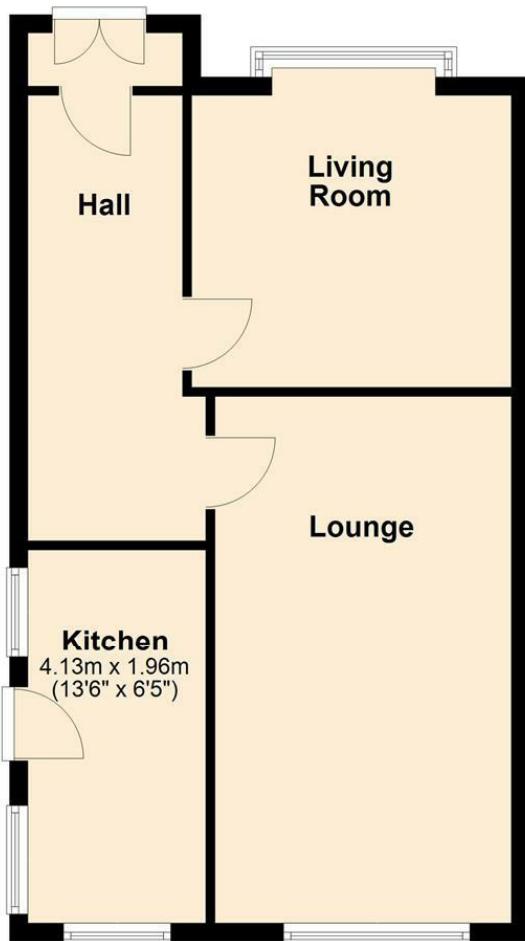
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

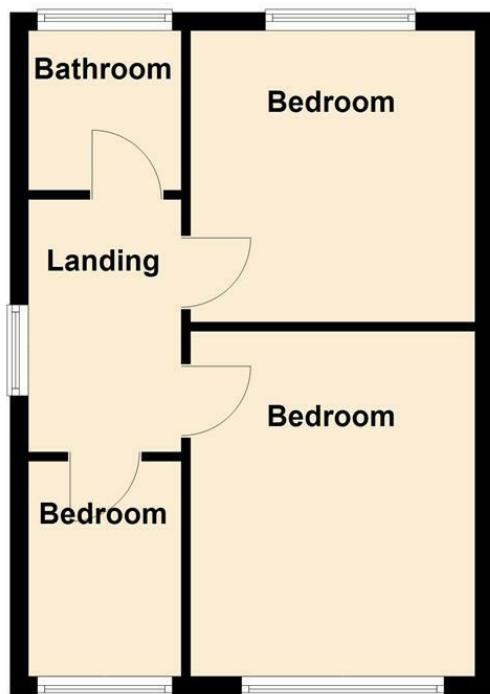
## Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)

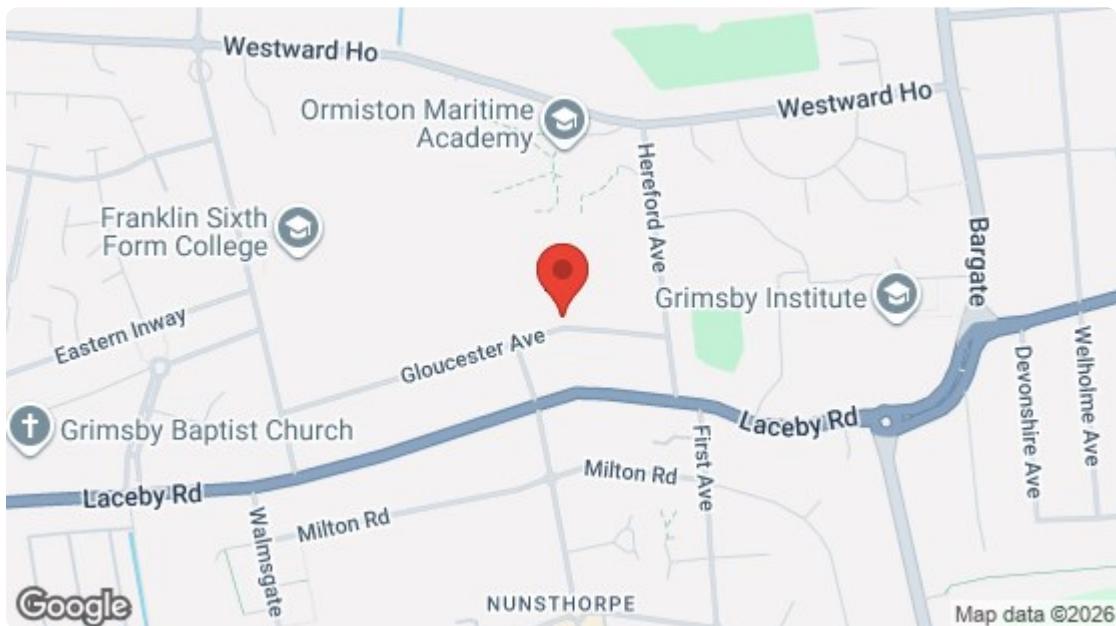


## First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 85.0 sq. metres (914.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	
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.