



## 31 Trinity Road Cleethorpes, North East Lincolnshire DN35 8UJ

In need of some updating is this SEMI DETACHED BUNGALOW which is located in this popular residential area having excellent amenities including shopping and regular bus services close by. Formerly a two bedroom bungalow the present owner has amended the accommodation to now includes: Entrance hall, good sized lounge, separate sitting/dining room, small kitchen, bedroom and shower room/wc. Gas central heating system. Double glazing. Front and rear WEST facing rear garden. NO CHAIN.

**£130,000**

- SEMI DETACHED BUNGALOW
- LOUNGE
- SITTING/DINING ROOM (FORMERLY A BEDROOM)
- KITCHEN
- BEDROOM
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- NO 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.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

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## SIDE ENTRANCE HALL

Approached via a double glazed entrance door, this L shaped hall has a radiator, laminate flooring and a fitted Delft rack.

## LOUNGE (FRONT)

18'9" x 10'7" (5.74 x 3.23)

This spacious formal lounge has a double glazed bay window to the front elevation, radiator and coving to ceiling. The focal point of this room is the fire surround which is inset with a living flame gas fire.



## SITTING/DINING ROOM (REAR)

10'7" x 12'5" (3.25 x 3.81)

Formerly the main bedroom this second sitting room has a double glazed patio door to the rear elevation, vinyl flooring, radiator and the original airing cupboard.



## SITTING/DINING ROOM





### KITCHEN (REAR)

8'0" x 8'9" (2.44 x 2.67)

Fitted with a range of base and wall cupboards having contrasting work surfaces inset with a stainless steel sink and having space beneath for washing machine etc. Radiator. Baxi wall mounted gas fired boiler. Double glazed window and door.



### BEDROOM 1 (FRONT)

9'8" x 8'9" (2.95 x 2.68)

Double glazed window to the front elevation and radiator.



### SHOWER ROOM/WC

5'5" x 6'10" (1.67 x 2.09)

Fitted with a modern shower cubicle having an electric shower and water proof wall boarding together with a glass screen plus a pedestal wash hand basin and a low flush wc. Half tiled walls. Radiator. Double glazed window.



### OUTSIDE

#### THE GARDENS

The property stands in both front and rear gardens, the fore garden stands behind a newly built brick wall, this garden is gravelled for ease of maintenance inset with mature shrubbery. The enclosed WEST facing garden is lawned with borders of bushes and shrubbery including in the sale is the timber garden shed.



## THE GARDENS



### 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

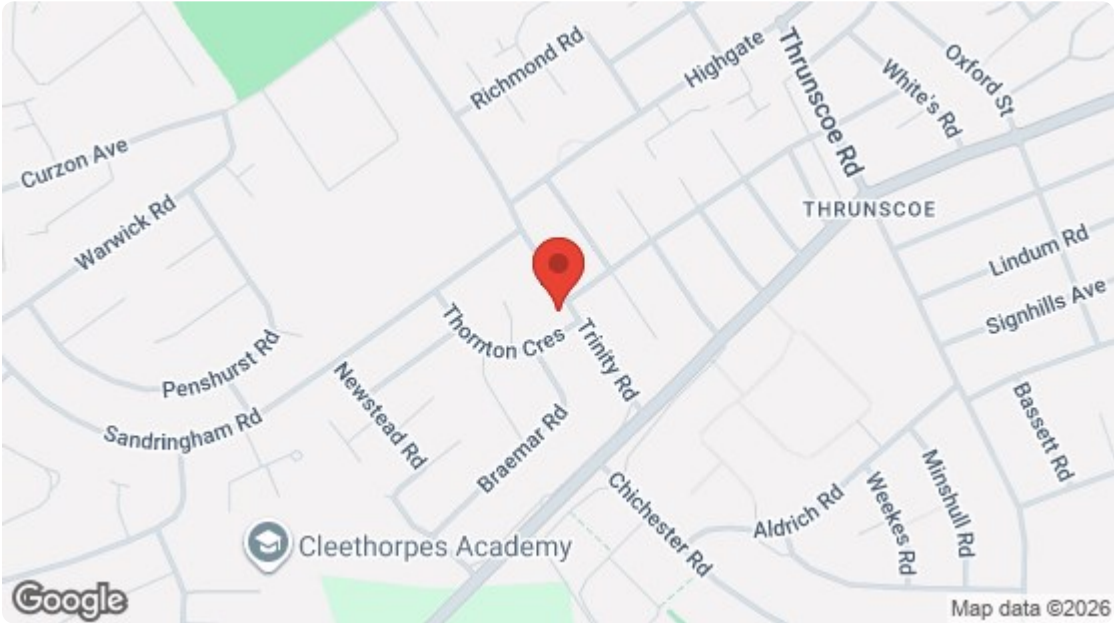
EPC -

### 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   |         |                         |
| (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   |         | 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.