

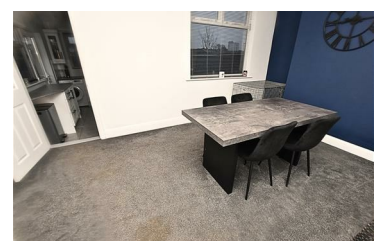


## 157 Chelmsford Avenue Grimsby, Lincolnshire DN34 5BZ

We are delighted to offer for sale this traditional bay fronted semi detached house situated with in the popular residential area close to all local amenities, Colleges, University and Grimsby Town Centre with the property benefitting from gas central heating and the accommodation briefly comprising of; Entrance hall, lounge, dining room, kitchen and to the first floor three bedrooms and family bathroom. Standing away from the road with a low maintenance front garden providing off road parking and an enclosed lawned rear garden with paved patio. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £140,000**

- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- MODERN BATHROOM
- OFF ROAD PARKING
- GARDENS TO FRONT & REAR
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- 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.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## ENTRANCE

Having a covered arched canopied porch leading to the wooden glazed front door with side and top lights.



## HALLWAY

The welcoming hallway has tiled flooring, radiator and carpeted stairs with under storage cupboard and white wooden open spindle balustrade leading to the first floor.

## LOUNGE

*13'4" into bay x 9'11" (4.08 into bay x 3.03)*

Having a traditional square bay window with blinds fitted to the front aspect, carpeted flooring and radiator.



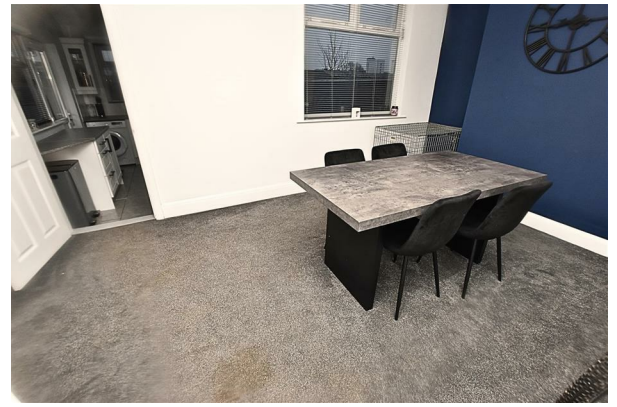
## LOUNGE



## DINING ROOM

16'1" x 10'11" (4.92 x 3.34)

The dining room has dual aspect windows with blinds fitted, carpeted flooring, radiator and large storage cupboard which houses the wall mounted boiler.



## KITCHEN

11'5" x 8'2" (3.48 x 2.5)

The kitchen benefits from a large range of white fronted wall and base units with contrasting work surfaces and black modern handles, tiled splash backs and incorporates a stainless steel sink and drainer, slot in gas oven and hob with ample space for an automatic washing machine and free standing fridge freezer. Finished with tiled flooring, radiator, dual aspect windows with blinds fitted and a door leading to the rear garden.



## KITCHEN



## FIRST FLOOR

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## FIRST FLOOR LANDING



### BEDROOM ONE

11'5" x 10'0" (3.48 x 3.05)

The largest of the three bedrooms is to the front aspect with a window fitted, carpeted flooring and radiator.



### BEDROOM TWO

10'11" x 9'8" (3.33 x 2.97)

The second double bedroom is to the rear aspect with a traditional window fitted, carpeted flooring and radiator.



### BEDROOM THREE

7'10" x 6'0" (2.40 x 1.85)

To the rear aspect with a window fitted, carpeted flooring and radiator.



### BATHROOM

The bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, vanity unit with handy storage and a hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring, heated towel rail and a window to the front aspect.



### OUTSIDE

With gardens to the front and rear. Off street parking.

### THE GARDENS

The front garden is of low maintenance and provides off road parking with the rear garden being mainly laid to lawn with a paved patio area and fenced boundaries.

### 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**

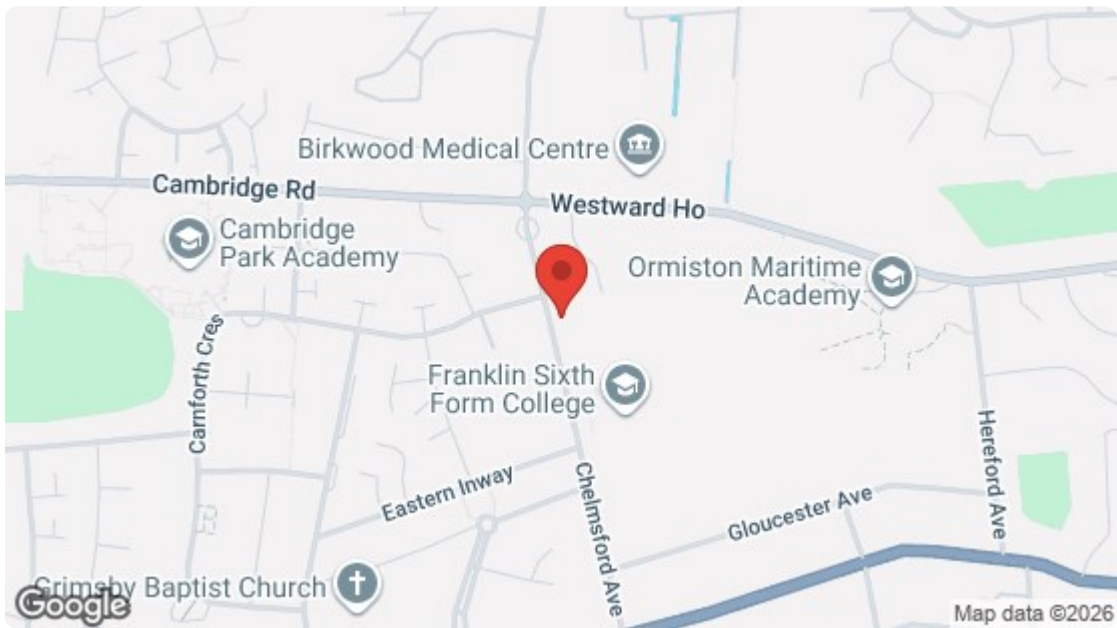
Council Tax Band A  
EPC D

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.