



## 211 Convamore Road Grimsby, North East Lincolnshire DN32 9HU

**\*\* ATTENTION ALL INVESTMENT LANDLORDS \*\*** We are delighted to offer for sale this TWO BEDROOM MID TERRACE PROPERTY situated a short distance from both Grimsby and Cleethorpes town centres close to local amenities and good bus routes. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Porch, hallway through lounge diner, kitchen and to the first floor two double bedrooms, bathroom and separate toilet. Having a front and rear garden. Viewing is highly recommended offer with NO FORWARD CHAIN.

**Offers Over £60,000**

- **\*\* INVESTMENT OPPORTUNITY \*\***
- **MID TERRACE PROPERTY**
- **THROUGH LOUNGE DINER**
- **KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM**
- **SEPARATE TOILET**
- **GAS CENTRAL HEATING**
- **uPVC DOUBLE GLAZING**
- **NO CHAIN**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a glazed uPVC door into the porch area.

### PORCH

Having tiled walls carpeted flooring with a glazed door leading to the hallway.

### HALLWAY

Having coved ceiling, dado rail, radiator and carpeted flooring with carpeted stairs leading to the first floor.



### THROUGH LOUNGE DINER

25'9" x 9'8" (7.85 x 2.95)

This great sized room has dual aspect uPVC double glazed windows, coved ceiling and carpeted flooring, two radiator and two feature fireplaces one to each end with wood surround the lounge area has an inset gas fire.



### THROUGH LOUNGE DINER





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## KITCHEN

12'6" x 7'7" (3.83 x 2.33)

Benefitting from a range of wood effect wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer with gas hob and electric fan assisted oven beneath. Ample space for an automatic washing machine and fridge freezer. finished with wood effect laminate flooring, a large under stairs storage cupboard, uPVC double glazed window to the side aspect and uPVC double glazed door leading to the rear garden.



## KITCHEN



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, white wood open spindle balustrade and loft access to the ceiling.



### BEDROOM ONE

12'11" x 11'10" (3.96 x 3.63)

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



### BEDROOM ONE



## BEDROOM TWO

13'7" x 7'4" (4.16 x 2.26)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



## BEDROOM TWO



## BATHROOM

7'10" x 7'10" (2.41 x 2.39)

Benefitting from a white two piece suite comprising of; Bath with hand shower attachment and vanity hand wash basin with handy storage, finished with part tiled walls, wood effect vinyl flooring, radiator and uPVC double glazed window to the rear.



## SEPARATE TOILET

4'2" x 4'1" (1.29 x 1.26)

Benefitting from a white two piece suite comprising of; Low flush wc and corner hand wash basin. finished with vinyl flooring and uPVC double glazed window to the side aspect.



## OUTSIDE



## GARDEN



## 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 - A

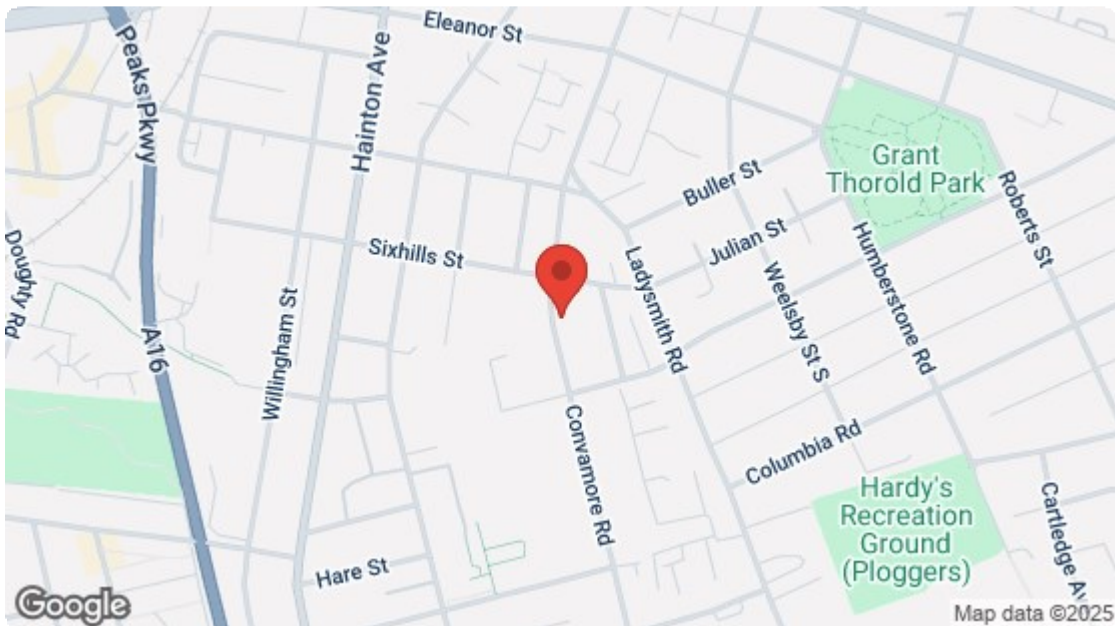
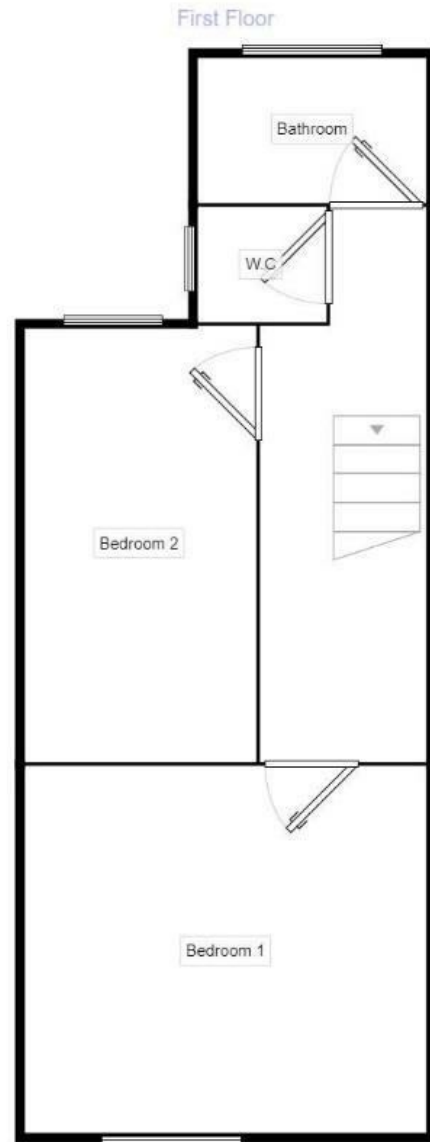
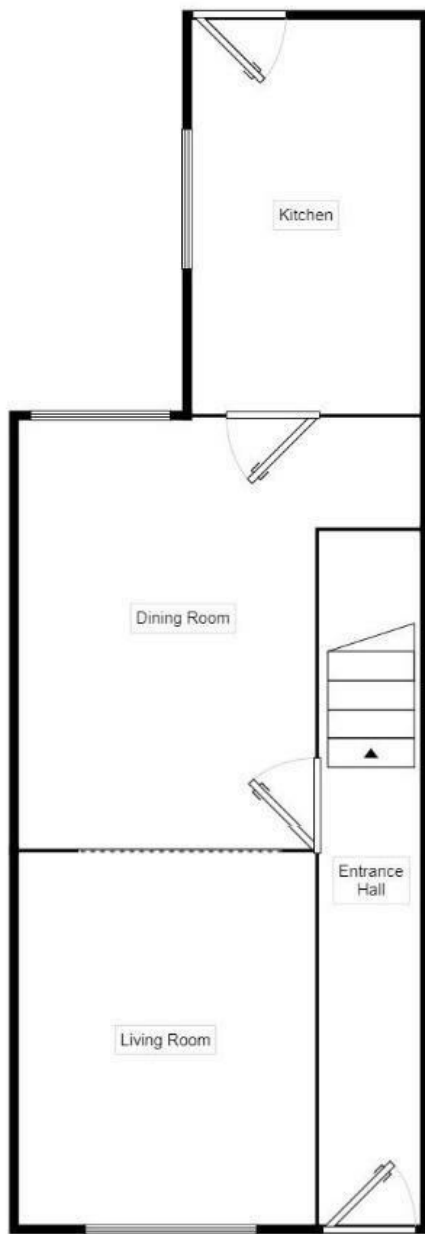
EPC -

## 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) <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 energy efficient - higher running costs		
		<b>79</b>
	<b>60</b>	
<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.