



5 Guildford Street Grimsby, Lincolnshire DN32 7PL

IDEAL FOR INVESTORS is this TWO BEDROOM END TERRACE HOUSE HAVING THE ADDED BENEFIT OF A DETACHED GARAGE WITH ACCESS FROM HILDA STREET. The accommodation includes: Entrance lobby, lounge, a good sized dining room, modern fitted kitchen, two double bedrooms plus a large bath/shower room to the first floor. Gas central heating system. Double glazing. Manageable front and rear gardens. Newly decorated with newly laid carpets/floor coverings.

- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- TWO BEDROOMS
- BATH/SHOWER ROOM
- DETACHED GARAGE/STORE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO CHAIN
- IDEAL FOR INVESTMENT

Offers Over £55,000



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE LOBBY

Approached via a white composite security door. Door leads into the:-

LOUNGE (FRONT)

9'9" x 12'9" (2.99 x 3.91)

Double glazed window to the front elevation, radiator and newly laid carpets. The focal point of this room is the white painted Louis style fire surround. The spelled staircase leads up to the first floor accommodation.



LOUNGE



DINING ROOM

14'6" x 12'11" (4.44 x 3.94)

Double glazed window, radiator and to the chimney breast is an ornamental recess. Newly laid carpets and coving to ceiling.



DINING ROOM



KITCHEN

14'0" x 6'2" (4.29 x 1.90)

Fitted with a range of modern beech base and wall cupboards having contrasting dark work surfaces inset with a stainless steel sink unit. Included in the sale is a newly installed electric oven and induction hob. Double glazed window. Vinyl flooring



FIRST FLOOR

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LANDING

Newly laid carpets

BEDROOM 1 (FRONT)

11'7" x 8'6" (3.54 x 2.60)

Double glazed window. Radiator. Newly laid carpet.



BEDROOM 2

9'4" x 9'10" (2.85 x 3.02)

Double glazed window. Radiator. Wall mounted gas fired boiler. Newly laid carpet.



BATH/SHOWER ROOM

5'9" x 10'11" (1.76 x 3.35)

Fitted with a suite including a corner bath, a pedestal wash hand basin and low flush and a separate shower cubicle. Extensively tiling to walls. Vinyl flooring. Double glazed window.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind decorative wrought iron railings and is concreted for ease of maintenance. The rear garden again is concreted with access to the garage/store.



GARAGE

8'1" x 15'6" (2.48 x 4.73)

Up and over door to the rear with access from Hilda Street plus access to the rear into the garden.



ATTACHED STORE

8'1" x 10'9" (2.48 x 3.28)

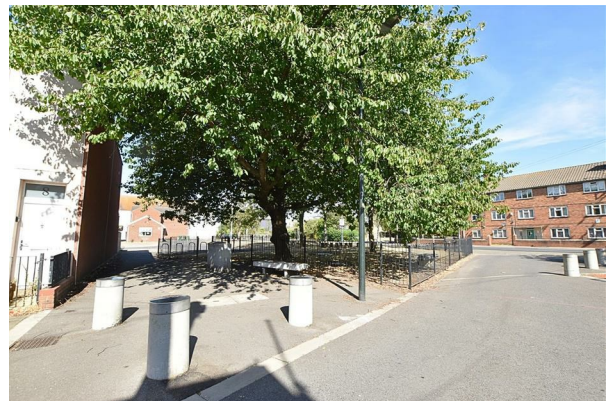
Attached to the rear of the garage is a useful store which has access into the rear garden.

PLAY GROUND

Situated close to the property are two enclosed playgrounds.



PLAYGROUND



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.

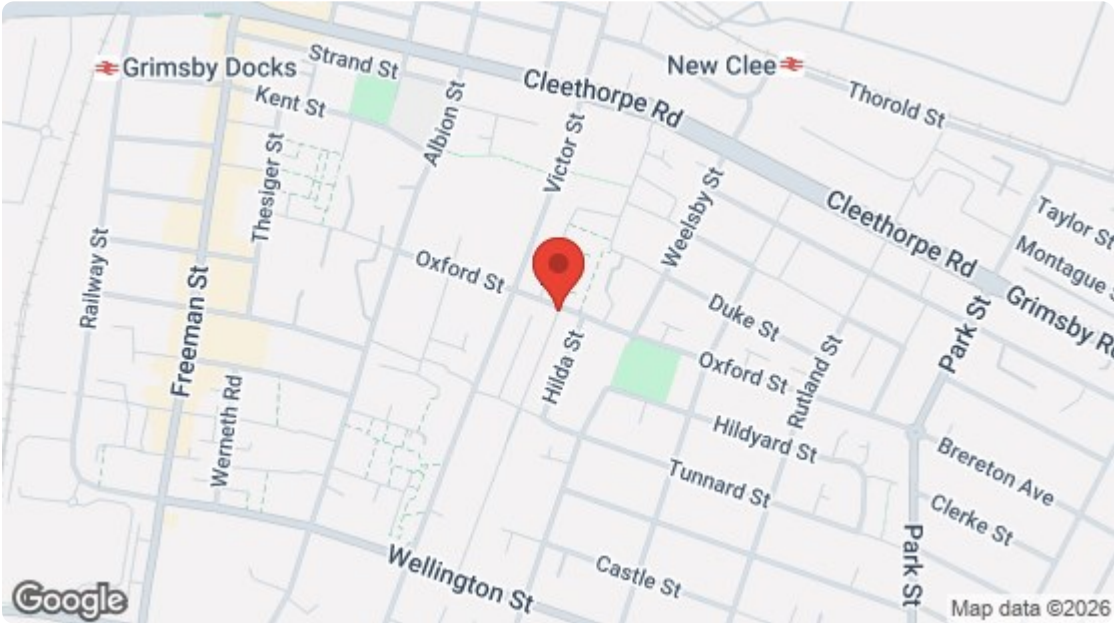
OPENING TIMES

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

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	
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.