



## Plot 140, 11 House Martin Avenue Waltham, North East Lincolnshire DN37 0FL

**\*\* 5% GIFTED DEPOSIT INCLUDED \*\*** Cyden Homes are delighted to offer this TWO bedroom MID LINK PROPERTY The Jade with PARKING, in this highly sought after location of Waltham with a stunning specification throughout comprising of an kitchen diner complete with a contemporary fitted kitchen, lounge and ground floor cloakroom. TWO good sized bedrooms and family bathroom. Enclosed rear garden and a parking space.

**£184,950**

- **5% GIFTED DEPOSIT INCLUDED !**
- **IDEAL STARTER HOME**
- **SOLAR PV PANELS**
- **OPEN-PLAN KITCHEN/DINER**
- **TWO DOUBLE BEDROOMS**
- **CONTEMPORARY FAMILY BATHROOM**
- **SPACIOUS LOUNGE**
- **MID LINK HOME**
- **PARKING SPACE**



**MEASUREMENTS**

All measurements are approximate.

**PHOTOGRAPHS**

All the photographs on this brochure are for illustrations purposes only.

**ACCOMMODATION**

.

**LOUNGE**



**LOUNGE**



**KITCHEN/DINING**



**W/C**

**FIRST FLOOR**

.



BEDROOM ONE



BEDROOM TWO



BATHROOM



GARDEN

SITE PLAN



VIEWING ARRANGEMENTS

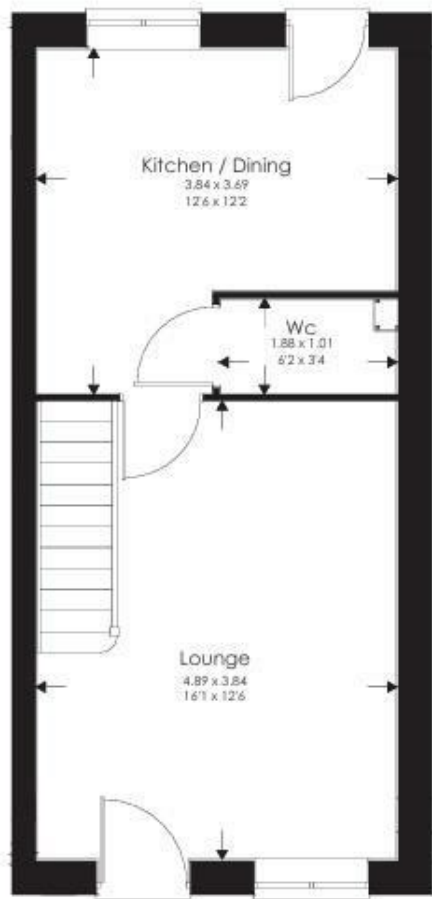
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

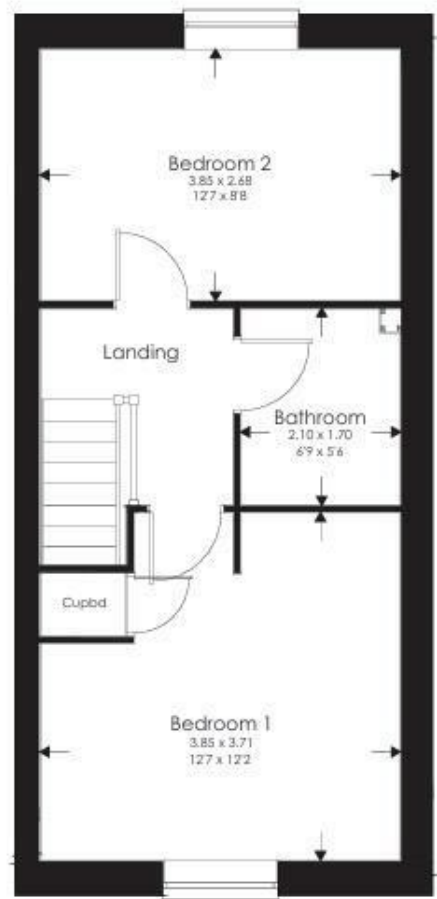
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

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.



GROUND FLOOR



FIRST FLOOR



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>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.