



## 2 Columbia Road Grimsby, Lincolnshire DN32 8EA

**\*\* ATTENTION ALL INVESTORS \*\*** We are delighted to offer for sale this TWO BEDROOM END TERRACE situated close to Grimsby town centre, with good bus routes and links to the Humber Bank. The property is in need of general modernisation with the accommodation briefly comprising of; Entrance porch, two reception rooms, kitchen diner, utility/cloakroom and to the first floor two double bedrooms and family bathroom. Benefitting from gas central heating and part double glazing. Having front and rear low maintenance walled gardens. Offered for sale with NO FORWARD CHAIN.

**Offers Over £70,000**

- **\*\* INVESTMENT OPPORTUNITY \*\***
- **END TERRACE PROPERTY**
- **KITCHEN DINER**
- **UTILITY/CLOAKROOM**
- **TWO RECEPTION ROOMS**
- **TWO DOUBLE BEDROOMS**
- **BATHROOM**
- **FRONT & REAR GARDENS**
- **IN NEED OF MODERNISATION**
- **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.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a uPVC door with side windows into the porch area.

### PORCH

Having carpeted flooring leading to the hallway.

### HALLWAY

Having coved ceiling, carpeted flooring and radiator.



### LOUNGE

12'11" x 9'10" (3.96 x 3.01)

To the front aspect with a square bay window, coving, picture rail, carpeted flooring and radiator.



### DINING ROOM

13'2" x 11'4" (4.03 x 3.46)

To the rear of the property with a double glazed window, coving to the ceiling, wood effect vinyl flooring, radiator and door leading to the stairs.



## KITCHEN

15'10" x 8'5" (4.84 x 2.58)

Benefitting from a range of white fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob, electric fan assisted oven and ample space for a free standing fridge freezer. Handy understairs storage cupboard. Finished with vinyl flooring, radiator, uPVC double glazed window and door to the side aspect.



## KITCHEN



## UTILITY/CLOAKROOM

8'3" x 4'3" (2.53 x 1.31)

The utility area has plumbing for an automatic washing machine and a window to the rear aspect, door to the cloakroom which benefits from a low flush wc, Aqua panelled walls, vinyl flooring and window to the side aspect.

## FIRST FLOOR

### FIRST FLOOR LANDING

The split level landing has a open white wooden spindle balustrade, carpeted flooring, radiator and loft access to the ceiling. Large walk in storage cupboard.



## BEDROOM ONE

13'4" x 11'0" (4.07 x 3.37)

The first double bedroom has coving to the ceiling, laminate flooring, radiator and uPVC double glazed window to the front aspect.





## BEDROOM TWO

11'3" x 10'4" (3.43 x 3.15)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes.



## BATHROOM

11'5" x 8'5" (3.48 x 2.57)

Benefitting from a three piece suite comprising of; Bath with shower over, vanity hand wash basin, low flush wc, Storage cupboard housing the wall mounted boiler. uPVC window to the rear aspect, radiator and vinyl flooring.



## OUTSIDE

### THE GARDENS



### 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 - A

EPC - D

**VIEWING ARRANGEMENTS**

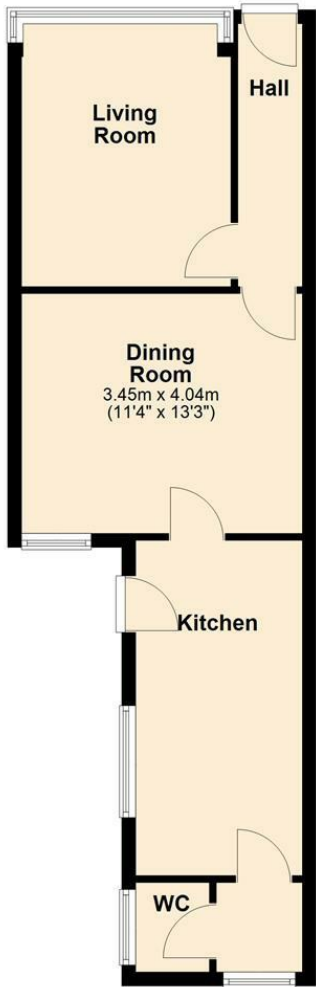
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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

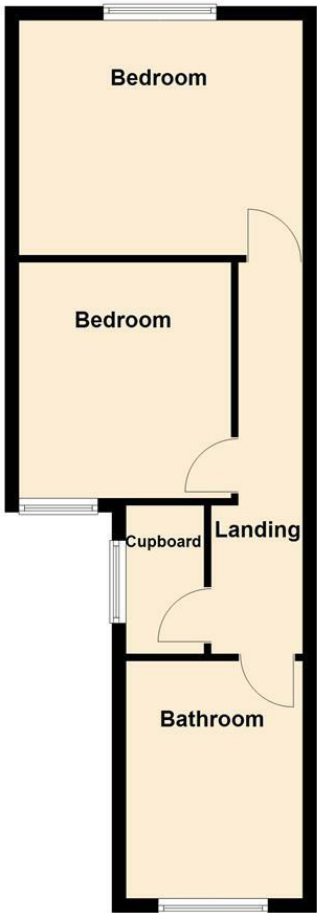
Ground Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)



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		
	62	78
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.