



2 Hamont Road, Grimsby, North East Lincolnshire, DN32 8JS
£145,000

Key Features:

- Two Bedroom End Terrace Property
- Popular Residential Area of Old Clee
- Open Plan Kitchen Diner
- Bay Fronted Lounge
- Two Double Bedrooms and Modern Bathroom
- Off Road Parking and Garage
- Good Sized Rear Garden
- Ideal First Time Buy

Situated in the popular residential area of Old Clee, this two bedroom end terrace home offers an excellent opportunity for first time buyers or those looking to downsize. Ideally positioned for local amenities, schools, and easy access to both Grimsby town centre and Cleethorpes.

Well presented throughout, the accommodation comprises an entrance hall, a bay fronted lounge featuring an open fireplace, and a modern open plan kitchen diner, providing a practical and sociable living space.

To the first floor are two double bedrooms, including a spacious main bedroom, together with a modern family bathroom.

Outside, the property benefits from off road parking, a detached garage, and a good-sized rear garden.



ENTRANCE HALL

With staircase leading to the first floor.

LOUNGE

12'3" x 11'1" (3.75 x 3.38)

With a bay window to front aspect, and open fire with traditional cast iron surround.

KITCHEN DINER

14'7" x 13'0" (4.45 x 3.98)

Fitted with a range of modern gloss units, and contrasting work tops incorporating a breakfast bar. Built-in appliances including an oven, ceramic hob, dishwasher and fridge/freezer, and space for a washing machine. Understairs storage cupboard. French doors opening onto the rear garden.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

14'9" x 10'5" (4.50 x 3.18)

A full width bedroom to front aspect, with a feature fireplace, and built-in wardrobe - housing the GCH boiler.

BEDROOM 2

9'6" x 7'8" (2.92 x 2.35)

To rear aspect, with a built-in storage cupboard/wardrobe.

BATHROOM

6'8" x 6'2" (2.05 x 1.88)

Fitted with a vanity unit, WC, and bath with overhead shower. Tiled bath panel and splashback.

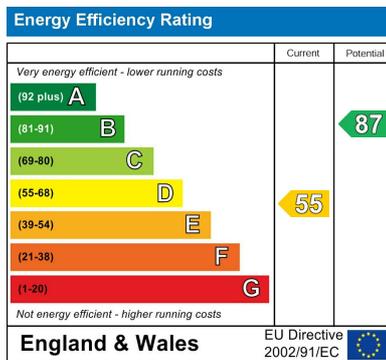
TENURE

FREEHOLD

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

