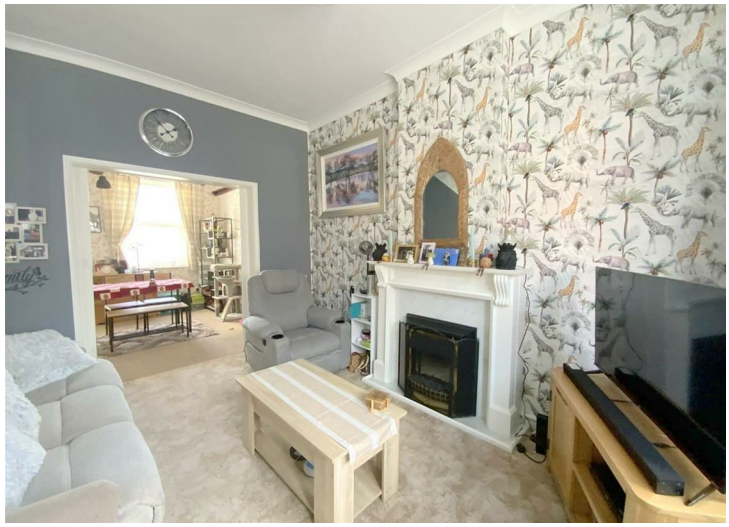
ARGYLE
ESTATE AGENTS

31 Guildford Street, Grimsby, DN32 7PL
£80,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Two Bedroom Mid Terrace Property
- Established Residential Area of Grimsby
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Two Double Bedrooms
- Low Maintenance Gardens
- Ideal First Time Buy/Investment Opportunity
- CHAIN FREE



Situated within an established area of Grimsby, this two bedroom mid terrace home is conveniently positioned close to local amenities and within easy reach of the town centre, making it an ideal purchase for first time buyers and investors alike.
Deceptively spacious, the accommodation includes two well-proportioned reception rooms, a fitted kitchen with integrated appliances, and a ground floor shower room/WC.
To the first floor are two good sized double bedrooms as well as a family bathroom, providing comfortable and practical living space.
Outside, the property benefits from low maintenance front and rear gardens designed for ease of upkeep. The enclosed rear garden incorporates a patio seating area, together with useful storage facilities... Chain Free

LOUNGE
13'3" x 12'9" (4.04 x 3.90)

DINING ROOM
12'7" x 11'5" (3.85 x 3.48)

KITCHEN
11'6" x 6'0" (3.52 x 1.85)

SHOWER ROOM/WC
6'4" x 6'1" (1.95 x 1.86)

BEDROOM 1
13'10" x 9'5" (4.22 x 2.89)

BEDROOM 2
11'5" x 9'5" (3.50 x 2.89)

BATHROOM
8'9" x 6'1" (2.68 x 1.87)

TENURE
FREEHOLD

COUNCIL TAX BAND
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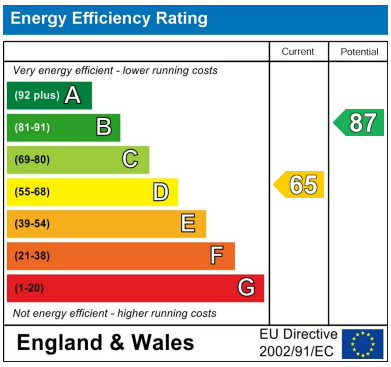

Viewing

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 confirrmed 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