



8 Hamont Road, Grimsby, North East Lincolnshire, DN32 8JS
£130,000

Key Features:

- Two Bedroom Semi Detached Home
- Popular 'Old Clee' Location
- Two Reception Rooms
- Two Double Bedrooms
- Downstairs WC & First Floor Shower Room
- South Facing Rear Aspect
- Driveway Parking & Detached Garage

A traditional two bedroom semi detached home located in the ever popular Old Clee area, ideally situated close to local amenities, schools, and easy access to both central Grimsby and Cleethorpes.

Well maintained, the accommodation comprises; entrance hall, a bay fronted lounge, rear sitting/dining room with log burner, kitchen, a downstairs WC, and conservatory overlooking the rear garden. To the first floor are two double bedrooms and a shower room. Externally, there is a driveway to the front which leads to the detached garage, and a good sized south facing garden at the rear. Perfect for first time buyers, downsizers, or investors alike...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a uPVC door to the side of the property. With staircase to the first floor.

LOUNGE

14'7" x 9'11" (4.47 x 3.04)

With a bay window to front aspect, and brick fireplace incorporating an electric fire.

REAR SITTING/DINING ROOM

14'8" x 9'10" (4.49 x 3.01)

A second reception room, with fireplace featuring a multi fuel stove. Understairs storage cupboard, and side aspect window.

KITCHEN

14'5" x 8'8" (4.41 x 2.65)

Fitted with a range of cream units and worktops incorporating a resin sink. Plumbing for a washing machine and dishwasher, and space for further appliances. Cupboard housing the gas central heating boiler. Side and rear aspect windows.

W.C

4'11" x 2'10" (1.50 x 0.88)

With wall mounted water boiler.

CONSERVATORY

7'8" x 7'8" (2.35 x 2.35)

A uPVC conservatory extension with access onto the rear garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

14'7" x 9'11" (4.45 x 3.04)

With two windows to front aspect.

BEDROOM 2

10'0" x 9'10" (3.06 x 3.01)

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

SHOWER ROOM

6'10" x 5'11" (2.09 x 1.82)

(Measured into shower enclosure)

Fitted with a large shower enclosure, vanity sink unit, and wc.

OUTSIDE

The property is approached by a gated driveway which leads down the side to the detached garage. The rear garden features a mix of lawn, planted beds/borders, gravelled stone and decking.

TENURE

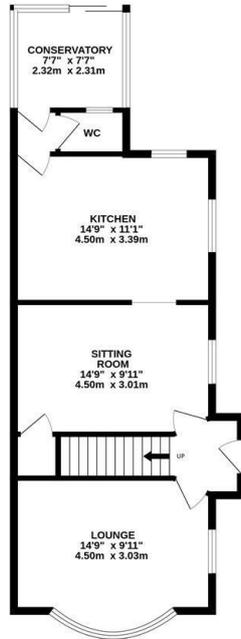
Freehold

COUNCIL TAX BAND

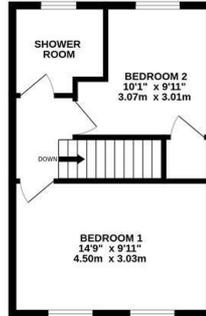
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GROUND FLOOR
620 sq ft. (57.6 sq.m.) approx.

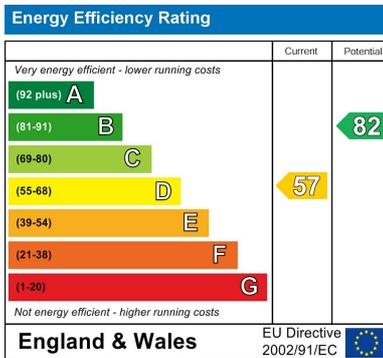


1ST FLOOR
341 sq ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2025)



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

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