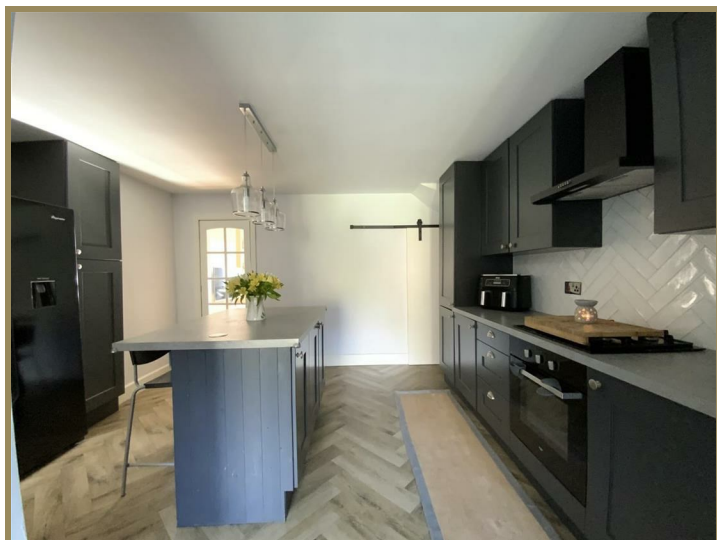




1 Bridge Gardens, Grimsby, DN31 2RZ
£105,000

Key Features:

- Three Bedroom End Terrace Home
- Quiet Cul De Sac Position
- Well Presented Accommodation
- Lounge with Multi Fuel Stove
- Modern Kitchen Diner
- Ground Floor Bathroom
- Good Sized Rear Garden
- Off Road Parking

A superbly maintained three bedroom end terrace home, pleasantly positioned within a quiet cul-de-sac in an established residential area of Grimsby. Deceptively spacious and presented with fashionable décor throughout, the property is likely to appeal to first-time buyers, families and those looking for an investment property.

An entrance porch opens into the lounge, providing a comfortable main living space with a multi fuel stove. Beyond is a modern fitted kitchen featuring a large range of shaker style units, integrated appliances and a central island with breakfast bar seating. A rear entrance porch provides access to the ground floor bathroom.

To the first floor are three bedrooms, offering good flexibility for family living or space to work from home.

Outside, the property has off-road parking to the front, while the enclosed rear garden is mainly laid to lawn with a paved patio area.

The property is conveniently placed a short distance from Grimsby town centre, with local shops, schools and a wide range of everyday amenities also within easy reach.



LOUNGE
15'1" x 11'1" (4.61 x 3.40)

KITCHEN DINER
20'10" x 14'1" (6.37 x 4.30)

BATHROOM
10'6" x 4'5" (3.22 x 1.36)

FIRST FLOOR

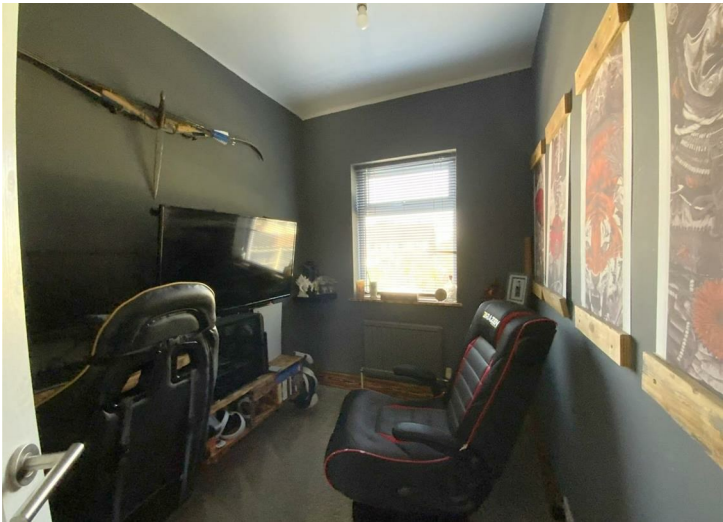
BEDROOM 1
11'4" x 11'3" (3.46 x 3.44)

BEDROOM 2
11'0" x 7'10" (3.36 x 2.41)

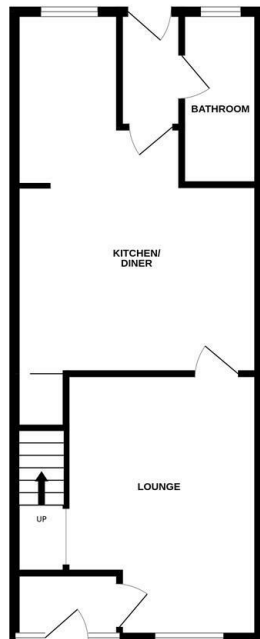
BEDROOM 3
9'3" x 5'11" (2.83 x 1.81)

TENURE
freehold

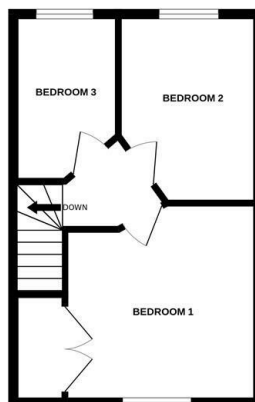
COUNCIL TAX BAND
A



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Metagix i2020

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		
England & Wales	EU Directive 2002/91/EC	

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