



47 Grove Crescent, Grimsby, DN32 8JU
£83,000

Key Features:

- Two Bedroom Mid Terrace Home
- Popular Residential Area of Old Clee
- Ideal Modernisation Opportunity
- Off Road Parking
- No Forward Chain

Offering an excellent opportunity for modernisation, this two bedroom mid terrace property is situated within the popular residential area of Old Clee.

The accommodation includes a lounge and dining kitchen, with a rear entrance lobby opening onto the garden. Upstairs are two bedrooms, including a double and a single, together with the bathroom.

Off road parking is provided to the front, while the rear garden is designed for low maintenance. With local amenities and schools close by, the property also offers easy access to both central Cleethorpes and Grimsby town centre. An ideal first time buy, offered for sale with no forward chain.



LOUNGE
12'9" x 11'1" (3.91 x 3.40)

DINING KITCHEN
12'9" x 9'5" (3.91 x 2.88)

FIRST FLOOR

BEDROOM 1
11'1" x 10'8" (3.40 x 3.27)

BEDROOM 2
9'6" x 7'10" (2.91 x 2.40)

BATHROOM
6'5" x 4'6" (1.98 x 1.39)

TENURE
FREEHOLD

COUNCIL TAX
A



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

