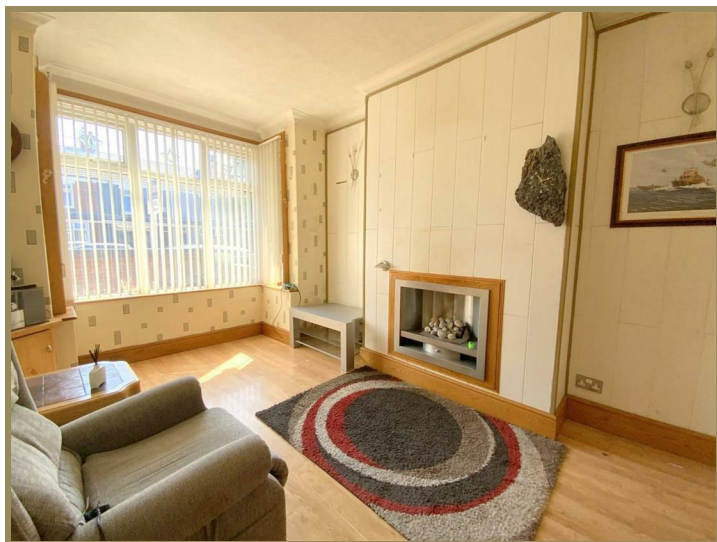




100 Humberstone Road, Grimsby, DN32 8DP
£72,000

Key Features:

- Refurbishment Opportunity
- Three Bedroom Mid Terrace Home
- Two Reception Rooms
- Kitchen with Large Pantry
- Ground Floor WC
- First Floor Bathroom
- No Forward Chain

Situated in a popular and established residential area of Grimsby, this three bedroom mid terrace home presents an excellent opportunity for investors or first time buyers seeking a renovation project. The accommodation briefly comprises an entrance hall, bay fronted lounge, dining room, kitchen with useful pantry, and a rear lobby with access to the ground floor cloak/WC. To the first floor are three good sized bedrooms and a family bathroom. Gardens to the front and rear. Offered for sale with no forward chain.



LOUNGE

14'8" x 9'10" (4.48 x 3.01)

DINING ROOM

12'2" x 10'6" (3.73 x 3.21)

KITCHEN

15'7" x 8'6" (4.75 x 2.60)

REAR LOBBY/WC

7'8" x 4'10" (2.34 x 1.48)

FIRST FLOOR**BEDROOM 1**

13'7" x 12'5" (4.16 x 3.80)

BEDROOM 2

10'9" x 8'2" (3.28 x 2.49)

BEDROOM 3

9'10" x 8'11" (3.00 x 2.72)

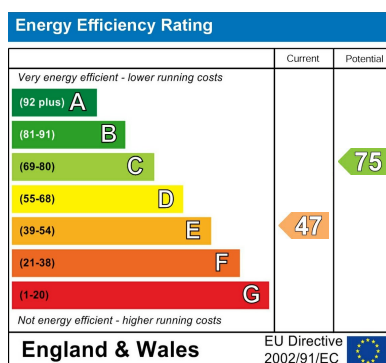
BATHROOM

5'8" x 5'4" (1.75 x 1.64)

TENURE

Freehold





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