

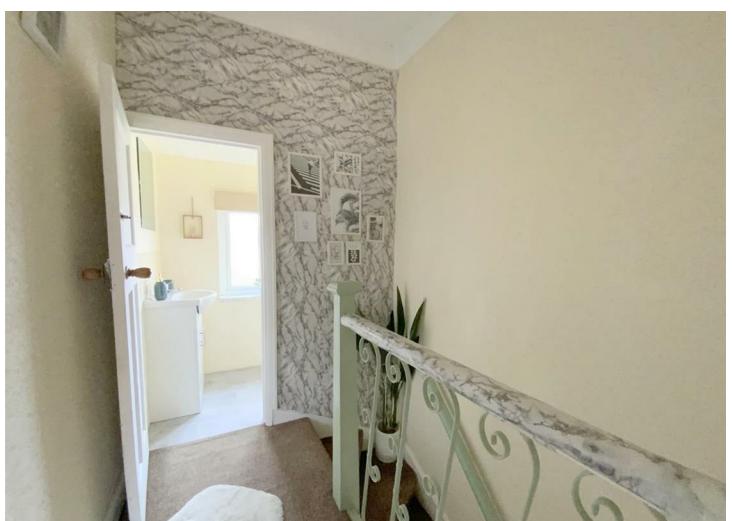


25 Helene Grove, Grimsby, North East Lincolnshire, DN32 8JX
£100,000

Key Features:

- Mid Terrace Property
- Two Double Bedrooms
- Lounge, Kitchen Diner
- Downstairs Bathroom & First Floor WC
- Good Sized Rear Garden
- Ideal First Time Buy/Rental Investment

A two bedroom mid terrace home situated in the popular residential area of Old Clee, ideally positioned for easy access to both central Grimsby and Cleethorpes. The property offers well planned accommodation, comprising a lounge, kitchen diner, and a rear entrance porch leading to the downstairs bathroom. Upstairs, there are two double bedrooms and an additional WC. Externally the home benefits from low maintenance gardens. An ideal opportunity for first time buyers or investors.



LOUNGE

12'7" x 10'9" (3.85 x 3.28)

A front aspect lounge, with staircase to the first floor.

KITCHEN

11'7" x 8'0" (3.55 x 2.44)

Fitted kitchen comprising of wall and base units, built-in oven, five ring gas hob with extractor over, plumbing for a washing machine and space for a fridge/freezer. Wall unit housing the gas central heating boiler. Understairs storage cupboard.



BATHROOM

8'6" x 5'1" (2.61 x 1.56)

Fitted with a vanity unit, WC, and panelled bath with electric shower over.



FIRST FLOOR LANDING

With access to the loft (with boarding and electric).

BEDROOM 1

12'7" x 10'9" (3.84 x 3.30)

To front aspect, with fitted wardrobes.

BEDROOM 2

10'1" x 6'8" (3.09 x 2.05)

To rear aspect.

WC

5'6" x 3'2" (1.68 x 0.98)

Fitted with a WC and vanity unit.

OUTSIDE

The property offers low maintenance gardens, with shed and gated access to the rear passageway.

TENURE

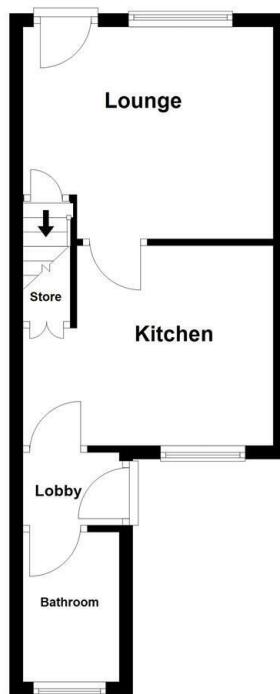
FREEHOLD

COUNCIL TAX BAND

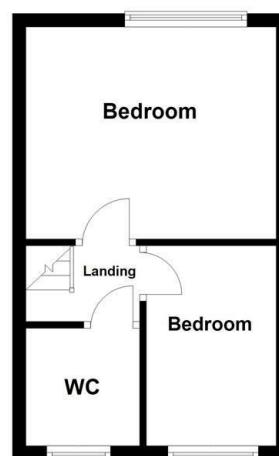
A



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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