



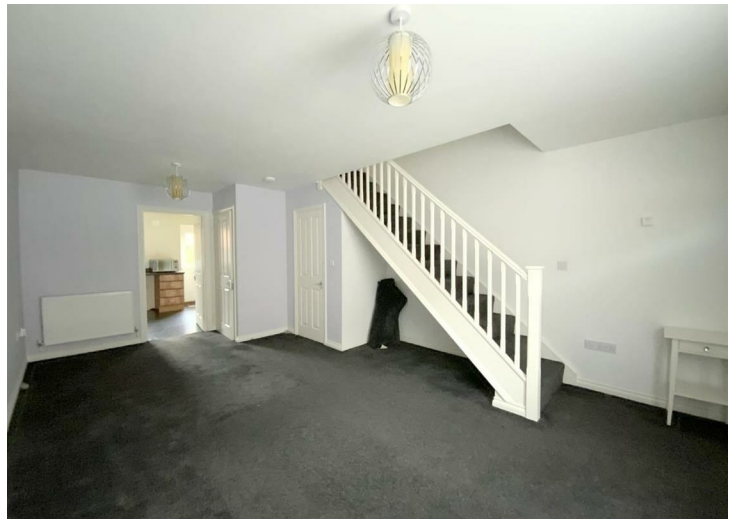
**16 Holly Mews, Grimsby, North East Lincolnshire, DN34 4GL**  
**£116,000**



### Key Features:

- Modern Mid Link Property
- Two Double Bedrooms
- Open Plan Living Room
- Downstairs WC & First Floor Bathroom
- Low Maintenance Garden
- Allocated Parking Space
- No Forward Chain

A spacious two bedroom mid link property situated in a quiet area to the edge of Grimsby, with easy access to local amenities, and transport links. Ideal for first time buyers, or investors, the accommodation comprises; living room, kitchen, downstairs WC, and to the first floor are two double bedrooms and a bathroom. Further features include double glazing, electric central heating, a low maintenance rear garden with large shed, and an allocated parking space. Available for sale with no forward chain, offering a straightforward opportunity to move in and make it your own...Viewing Highly Recommended.



### **LIVING ROOM**

20'0" x 9'10" (6.10 x 3.02)

An open plan lounge/dining room, with a built-in storage cupboard, and staircase leading to the first floor. Front aspect window and entrance door.

### **CLOAKROOM**

5'10" x 5'4" (1.79 x 1.64)

Fitted with a pedestal hand basin and WC.

### **KITCHEN**

12'11" x 10'1" (3.96 x 3.08)

Providing wall and base mounted units, built-in oven, hob, and space for further appliances. Rear aspect window and access to the rear garden.

### **FIRST FLOOR LANDING**

With access to the loft, and built-in cupboard housing the central heating system.

### **BEDROOM 1**

12'11" x 11'9" (3.96 x 3.60)

With two front aspect windows.

### **BEDROOM 2**

12'11" x 8'11" (3.96 x 2.73)

A second double bedroom, to rear aspect.

### **BATHROOM**

8'11" x 5'6" (2.74 x 1.70)

Fitted with a pedestal basin, WC, and panelled bath with overhead shower.

### **TENURE**

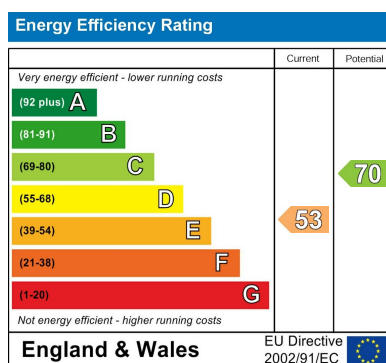
FREEHOLD

### **COUNCIL TAX BAND**

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## 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