



Coldstream The Field, Old Clee, Grimsby, North East Lincolnshire, DN32 8LR

Key Features:

- Two Bedroom Detached Bungalow
- Old Clee Village Location
- Private Setting
- Requiring Modernisation
- No Forward Chain

Tucked away within the highly regarded and private setting of Old Clee Village, this detached two bedroom bungalow presents a rare opportunity to acquire a property in this sought after location.

Requiring a scheme of modernisation, the property occupies a good sized plot with gardens to the front and rear, and offers significant scope for improvement throughout, perfect for those looking to put their own stamp on a home.

The accommodation comprises a kitchen, living room, two bedrooms and a bathroom.

Ideally positioned close to amenities, schools, and transport links, whilst remaining within easy reach of Grimsby town centre and seafront attractions of Cleethorpes. Offered for sale with No Forward Chain.



KITCHEN
14'0" x 10'3" (4.29 x 3.14)

LIVING ROOM
10'0" x 15'11" (3.05 x 4.87)

BEDROOM 1
14'4" x 8'2" (4.37 x 2.50)

BEDROOM 2
8'2" x 6'6" (2.50 x 2.00)

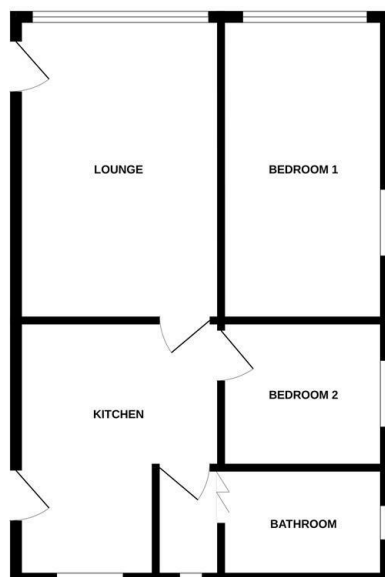
BATHROOM
7'8" x 5'6" (2.36 x 1.69)

COUNCIL TAX
B

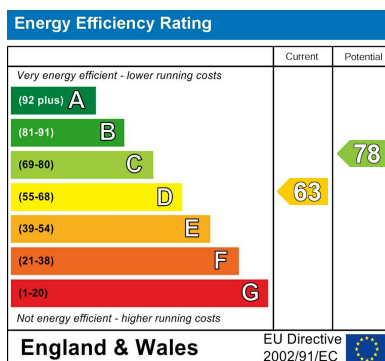
TENURE
FREEHOLD



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq ft. (48.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 Floorplan Studio



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

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