



**31 Grove Crescent, Grimsby, DN32 8JU**  
**£110,000**

## Key Features:

- Two Bedroom Mid Terrace Property
- Popular 'Old Clee' Location
- Ideal First Time Purchase
- Lounge, Kitchen Diner & Downstairs WC
- Two Good Sized Bedrooms & Bathroom
- Low Maintenance Garden
- Off Road Parking

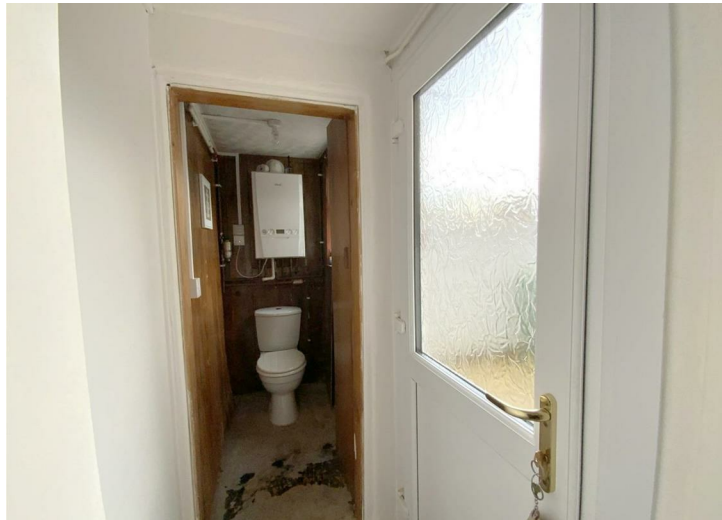
Situated within an established residential area of Grimsby, this two bedroom mid terrace property offers well proportioned accommodation, with the advantage of off-road parking and a low maintenance rear garden.

The ground floor includes a comfortable lounge and a kitchen diner with space for both cooking and dining, together with a useful cloakroom/WC. The first floor provides two bedrooms and a family bathroom, offering practical accommodation for couples, small families or those seeking a manageable home.

Further improvements were carried out in 2021, including the installation of a new gas central heating system and updates to the electrics.

Outside, the front of the property provides off-road parking, while the rear garden is designed for ease of maintenance, with space for outdoor seating and dining.

Located just off Carr Lane, the property is close to local amenities and schools, with easy access to both central Grimsby and Cleethorpes.



**LOUNGE**  
12'10" x 11'1" (3.93 x 3.38)

**KITCHEN DINER**  
12'10" x 9'5" (3.93 x 2.88)

**BEDROOM 1**  
12'10" x 11'2" (3.93 x 3.41)

**BEDROOM 2**  
9'6" x 6'6" (2.91 x 2.00)

**BATHROOM**  
6'5" x 5'9" (1.97 x 1.77)

**TENURE**  
FREEHOLD

**COUNCIL TAX BAND**  
A



| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                      |
| Very energy efficient - lower running costs |         |                                                                                                                |
| (92 plus) <b>A</b>                          |         |                                                                                                                |
| (81-91) <b>B</b>                            |         |                                                                                                                |
| (69-80) <b>C</b>                            |         |                                                                                                                |
| (55-68) <b>D</b>                            |         |                                                                                                                |
| (39-54) <b>E</b>                            |         |                                                                                                                |
| (21-38) <b>F</b>                            |         |                                                                                                                |
| (1-20) <b>G</b>                             |         |                                                                                                                |
| Not energy efficient - higher running costs |         |                                                                                                                |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>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

