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PROPERTY FOR SALE
27 AMESBURY AVENUE, GRIMSBY

PURCHASE PRICE £154,950- NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£154,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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27 AMESBURY AVENUE, GRIMSBY

Nestled on Amesbury Avenue in the charming town of Grimsby, this delightful detached bungalow presents an excellent opportunity for those seeking a home to personalise. Offered for sale with no chain, this property is in need of some updating, allowing you to truly make it your own.

Upon entering, you are welcomed into the entrance hall that leads to a generous lounge, perfect for relaxation and entertaining. The bungalow boasts three well-proportioned bedrooms, with two serving as comfortable sleeping quarters and the third offering versatility as a reception room or additional bedroom. The shower room is conveniently located, and the kitchen/diner provides a practical space for family meals and gatherings.

This property is double glazed throughout and benefits from gas central heating, ensuring warmth and comfort during the colder months. Outside, you will find a lovely rear garden, ideal for enjoying the fresh air, along with a detached garage for additional storage. The ample off-road parking at the front making it perfect for families or those with multiple cars.

Situated close to local amenities, schools, and the Diana Princess of Wales Hospital, this bungalow is ideally located for convenience and accessibility. Whether you are a first-time buyer, a family looking for a new home, or an investor seeking a property with potential, this bungalow on Amesbury Avenue is certainly worth considering. Don't miss the chance to view this promising home and envision the possibilities it holds.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, a light, coving and loft access to the ceiling.

LOUNGE

16'6 into bay x 10'0 (5.03m into bay x 3.05m)
The lounge is to the front of the bungalow with a u.PVC double glazed walk-in bay window and two u.PVC double glazed windows to the side , a marble effect fire surround and hearth with an electric fire within. A central heating radiator, a light and coving to the ceiling.



27 AMESBURY AVENUE, GRIMSBY

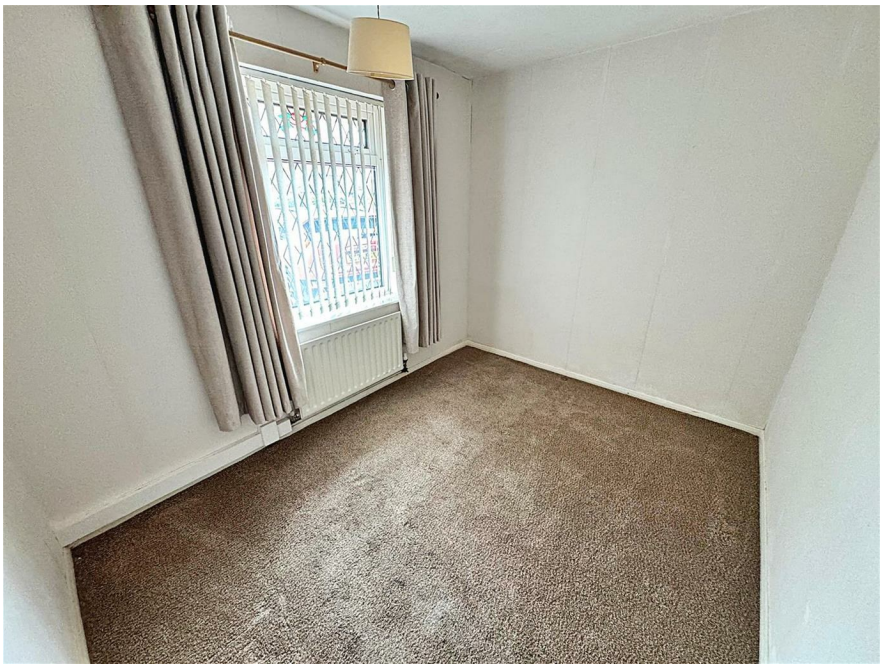
LOUNGE



BEDROOM 2

9'11 x 7'9 (3.02m x 2.36m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)

Comprising of a shower enclosure with an electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

13'0 x 10'0 (3.96m x 3.05m)

This double bedroom with a u.PVC double glazed window, fitted wardrobes with mirrored sliding doors, a central heating radiator and a light to the ceiling.



27 AMESBURY AVENUE, GRIMSBY

KITCHEN

9'11 x 9'1 (3.02m x 2.77m)

With a range of wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. A gas hob with a housed extractor fan, housing for a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window, part tiled walls, vinyl to the floor and a light to the ceiling.



DINER

9'7 x 7'10 (2.92m x 2.39m)

With two u.PVC double glazed windows and a door, a central heating radiator, a light and coving to the ceiling.



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RECEPTION ROOM/THIRD BEDROOM

10'3 x 7'4 (3.12m x 2.24m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



GARAGE

The detached garage with double doors, light and power within.

OUTSIDE

The front garden has a walled and fenced boundary and is laid to block-paving providing ample off road parking. The block paving continues down the side of the property through double timber gates into the rear garden.

The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with established borders. A block-paved pathway and a patio area.

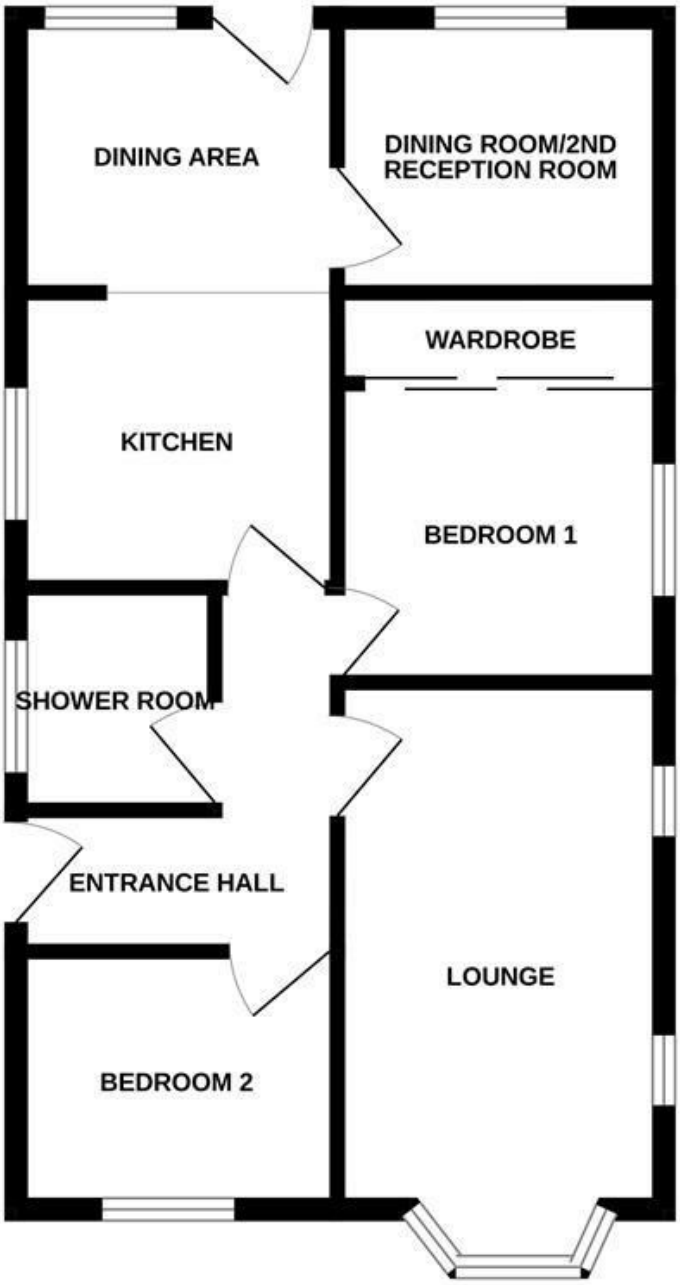


27 AMESBURY AVENUE, GRIMSBY

OUTSIDE



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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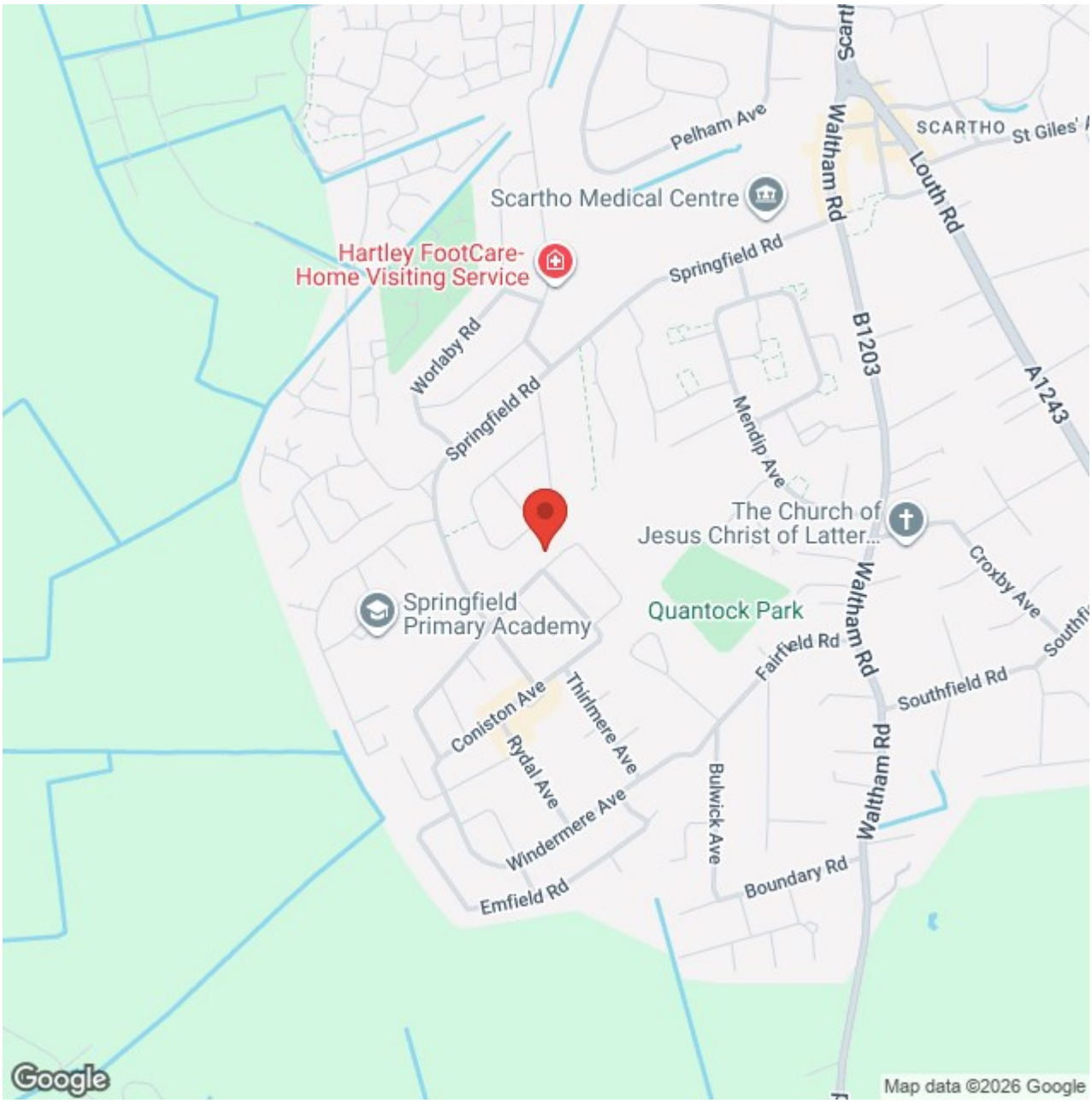
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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