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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



14 Gosport Road

Grimsby
DN34 4DZ

£129,500

Coming to the market with NO FORWARD CHAIN is this superbly presented three bedroom mid terrace house. Offering more than meets the eye this perfect starter home has a modern layout briefly consisting of entrance hall, spacious lounge, open plan kitchen diner, ground floor cloakroom, utility room, stairs and landing, three bedrooms and modern bathroom with shower over bath. Outside the property has immaculately presented gardens to front and rear with the rear enjoying a southerly aspect with two patio areas green house and shed. The property is also close to good schools, transport links and many local amenities.

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Entrance hall

3' 8" x 3' 7" (1.11m x 1.09m)

A small but well presented entrance hall has white decor, carpet, radiator, pendant light and uPVC frosted door to the front.

Lounge

13' 0" x 11' 7" (3.97m x 3.53m)

A spacious lounge has uPVC bay window to the front with fitted blinds, white decor to coving, laminate flooring, feature stone effect fireplace with metallic inset and gas fire, radiator and pendant light.

Kitchen diner

10' 6" x 11' 1" (3.20m x 3.39m)

The kitchen diner has a quality fitted oak kitchen to two sides with thick black granite work top over plus large stainless contemporary steel single sink. There are integral appliances including gas hob with extractor over, electric oven grill with space for tall fridge freezer. The room has tiled splash backs, wood effect vinyl flooring, uPVC window with fitted blind, uPVC door, extractor, white decor, space for dining table, radiator and seven down lights.

Utility room

5' 11" x 6' 9" (1.81m x 2.05m)

A good sized utility room has a small run of cashmere colour gloss units with complimentary work top over and splash back tiling to tone side of the room with space and plumbing for a washing machine. The room has uPVC windows and door to rear garden, wood effect vinyl floor, radiator, white decor and four down lights.

Cloakroom

6' 0" x 2' 9" (1.83m x 0.84m)

The cloakroom is a great addition with matching white vanity sink and WC, mosaic splash back tiling, wood effect vinyl floor, radiator, pendant light and grey decor.

Stairs and landing

The stairs and landing both have white decor, brown carpet, loft access with folding timber stairs and pendant light. (The loft is part boarded and insulated)

Bedroom One

12' 0" x 9' 0" (3.67m x 2.74m)

The master bedroom has grey carpet, white decor, radiator, pendant light and uPVC window and blind.

Bedroom Two

11' 6" x 7' 11" (3.50m x 2.42m)

The second double bedroom has white decor, brown carpet, radiator, pendant light and uPVC window to the rear.

Bedroom three

8' 9" x 5' 3" (2.67m x 1.61m)

The third bedroom is a small single room used as a dressing room at present and has uPVC window to the front, white decor, brown carpet, radiator and pendant light.

Family Bathroom

5' 10" x 6' 3" (1.78m x 1.90m)

The bathroom has been recently modernised and has matching white three piece bathroom suite including vanity sink and WC, bath with shower over and glass screen, stylish grey tiling to splash back areas and white decor over, chrome towel radiator, wood effect vinyl floor, frosted uPVC window to the rear and three down lights and extractor.

Rear garden

The southerly facing rear garden well manicured with two separate patio areas of concrete and slab connected by a concrete path which leads to the rear gate and splits the neat lawn into two halves. There is a large timber shed on concrete base and small greenhouse with the garden being enclosed by five feet high secure timber fencing.

Front garden

The front garden is neatly presented with concrete path to the front door, manicured lawn and planted soil borders. The garden has iron rails and gate to the pavement.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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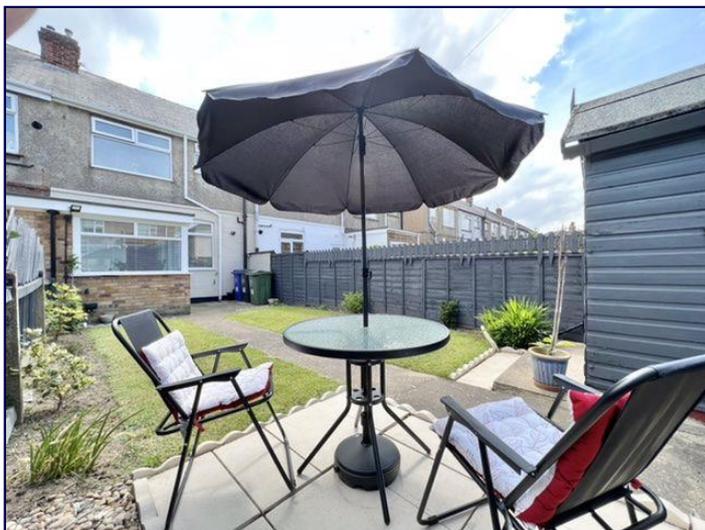
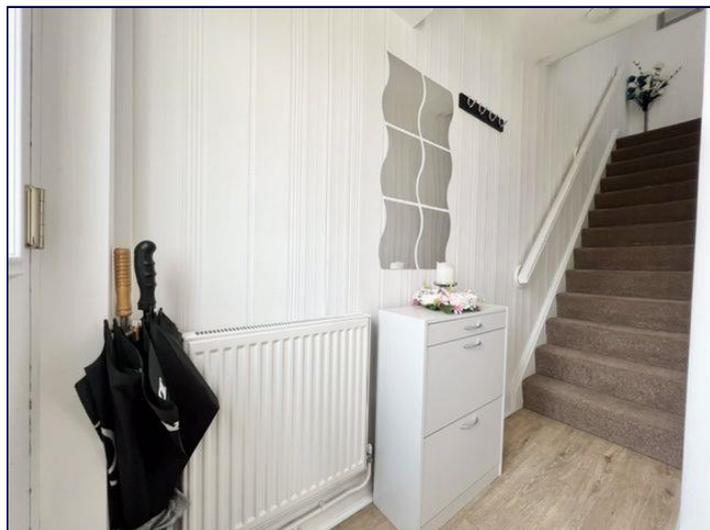
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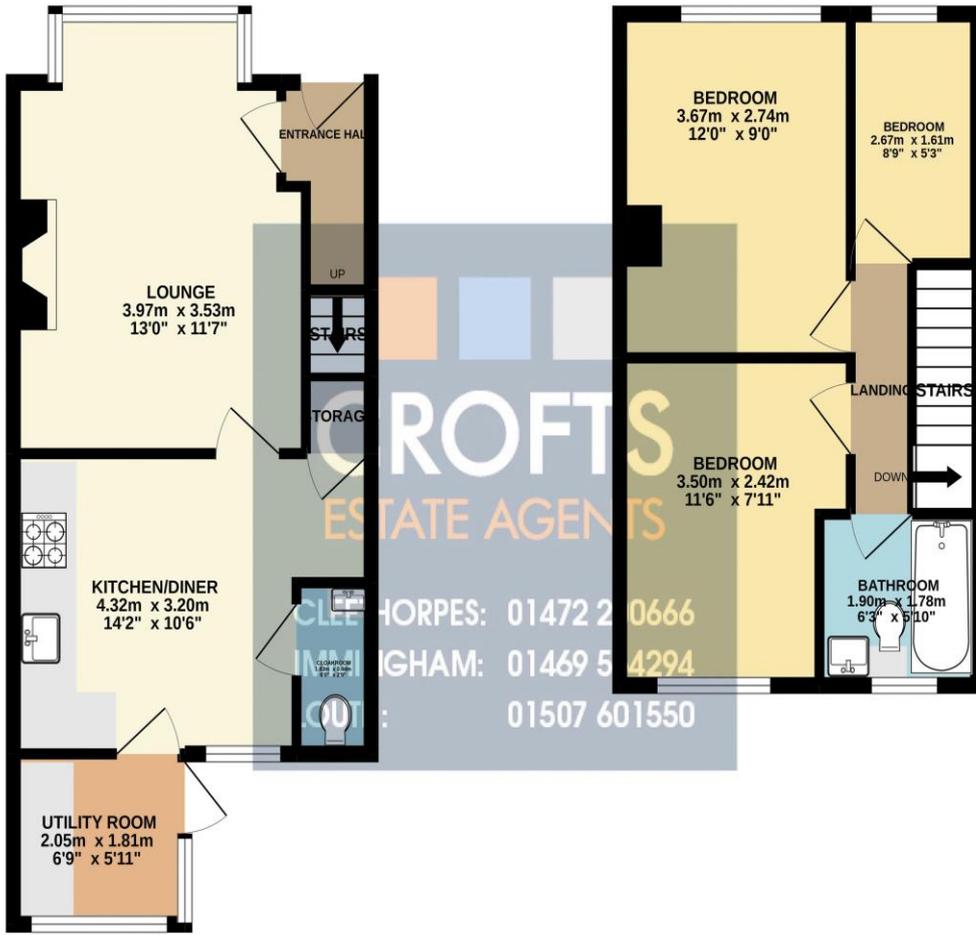
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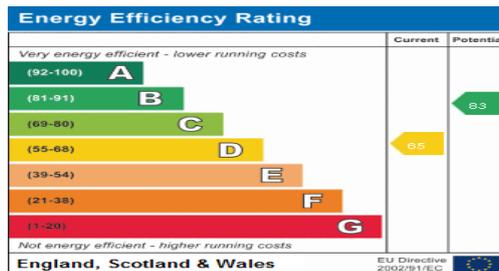
GROUND FLOOR
35.8 sq.m. (385 sq.ft.) approx.

1ST FLOOR
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (716 sq.ft.) approx.

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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