

# MARTIN MASLIN

225 CHELMSFORD AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 5BY



Situated on Chelmsford Avenue this classic semi detached house offers accommodation with the benefit of gas central heating and uPVC framed double glazing. Home to the same owner for around an incredible sixty years the property offers some scope for selective updating and enhancement and viewing is recommended to appreciate the full potential. Briefly comprising:- Entrance Hall, front Sitting Room, rear Living Room with a French door to the garden, Kitchen with white units, rear lobby and downstairs Toilet, Landing, three Bedrooms (two with wardrobes) and Bathroom with a bath, hand basin and w.c. The lawned gardens include a driveway and Garage. View via Agents please. EPC Rating - E

£120,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## GROUND FLOOR

### ENTRANCE HALL

With the panel balustrade staircase leading to the first floor. There is an understairs cupboard and a central heating radiator. A useful shelved pantry leads off the hallway and there is a delft rack.

### SITTING ROOM

**3.45m (11'4") x 3.05m (10'0") plus bay**

Positioned at the front of the house and with glazed doors linking to the Living Room. There is a central heating radiator.

### LIVING ROOM

**3.66m (12'0") x 3.25m (10'8")**

A lovely room from where a French door opens to the rear garden. There is a wooden firesurround and a gas supply point (the current gas fire is not believed to be in working order) and there is also a central heating radiator.

### KITCHEN

**3.00m (9'10") x 1.83m (6'0")**

Fitted with a range of white cupboards with teak effect worktops incorporating a single drainer stainless steel sink unit. There is space for freestanding appliances and a cupboard houses the Glowworm Ultimate gas boiler. Central heating radiator.

### REAR ENTRANCE LOBBY

With a Utility cupboard providing space for appliances.

### TOILET

With a white w.c.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.96m (13'0") max x 3.48m (11'5")**

Featuring a range of cream furniture including wardrobes, high level cupboards and a central dresser with a mirror above. Central heating radiator.

### BEDROOM TWO

**3.66m (12'0") x 3.05m (10'0") to rear of wardrobes**

Again with cream wardrobes, a central heating radiator and a window looking out across the rear garden.

### BEDROOM THREE

**2.13m (7'0") x 1.93m (6'4")**

With a central heating radiator.



ENTRANCE HALL



SITTING ROOM



SITTING ROOM



LIVING ROOM



## BATHROOM

1.83m (6'0") x 1.63m (5'4")

Featuring a Cambridge blue suite comprising a panel bath, a pedestal washbasin and a w.c. The walls are part tiled and there is a central heating radiator.

## OUTSIDE

### GARAGE

With double doors to the front.

The house stands within rectangular shaped gardens which are lawned at the front. A limited width concrete driveway provides vehicle parking space and leads past the house to the garage. The fenced rear garden is principally lawned with flower beds and borders and a small concrete patio area.

### SERVICES

Mains gas, water, electricity and drainage are connected

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Glowworm Ultimate gas boiler. Please note the domestic hot water is currently provided by an immersion heater.

### DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band B.

### TENURE

Freehold subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.

### LOCATION AND AMENITIES

The property is located on Chelmsford Avenue just to the southern side of Franklin College. A range of local shops are situated at the junction of Chelmsford Avenue and Cambridge Road and regular buses serve the general area.



LIVING ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM



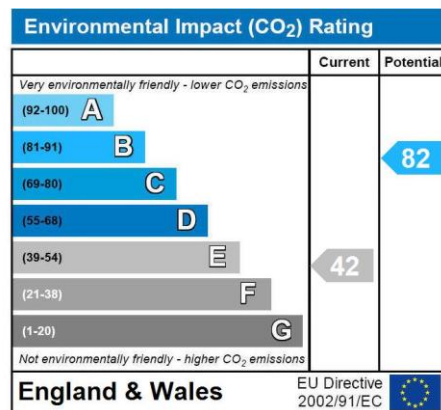
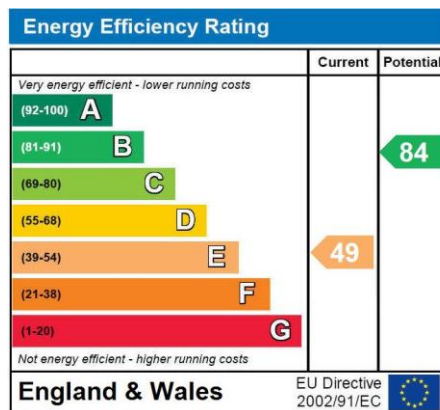
OUTSIDE



OUTSIDE



OUTSIDE



**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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