

MARTIN MASLIN

FLAT 2
33 ABBEY PARK ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 0HS



A superb first floor flat forming part of The Lambert Villas, sympathetically refurbished in 2003 by a local builder. The property is situated on the corner of Lambert Road and Abbey Park Road and is within reasonable walking distance of the town centre and Peoples Park.

Ideal for a first time buyer or investor providing a smart and comfortable home with low running costs and offered with no forward chain. Briefly comprising:- a ground floor Entrance Hall, staircase to a first floor Landing, spacious open plan Kitchen with living and dining area extending to 24'3". It features a modern shaker style Kitchen with quality built in appliances and three double glazed windows allowing natural light, a Bedroom with fitted wardrobes and a Bathroom with a white suite and shower over. Outside there is a pleasant front paved garden screened behind a high wall and a valuable driveway access through double timber gates. EPC Rating - C

£77,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

PRIVATE ENTRANCE HALL

With uPVC double glazed front door with matching side windows. A return staircase leads to a first floor landing.

LANDING

A pleasant landing with a tiled floor continuing through into the kitchen area. With coving to the ceiling, recessed spotlights, a radiator and a large walk in useful storage cupboard.

KITCHEN DINER

3.96m (13'0") x 3.58m (11'9")

Fitted with a modern range of shaker style units, some with glass lead displays. Complementary worksurfaces incorporate a 1.5 bowl stainless steel sink with mixer taps and tile splash back. Quality built in appliances include a Stoves New Home gas hob with overhead chimney style extractor fan and single Stoves New Home oven and grill. The cooking area is situated in a rather smart dresser unit with glass displays and cupboards beneath. Further built in appliances include a split fridge and freezer and there is housing for plumbing for an automatic washing machine and tumble dryer. There is a combination wall mounted gas central heating boiler and a radiator. There is a uPVC double glazed front window and a combination of tiling and laminate flooring.

DINING AREA

4.06m (13'4") x 3.58m (11'9")

With space for freestanding furniture, coving to the ceiling with matching rose, a radiator and two uPVC double glazed windows to the front elevation.

BEDROOM

2.64m (8'8") x 3.07m (10'1")

Fitted with a range of built in bedroom furniture forming a double bed recess with overhead storage. It has a matching dresser unit with drawers and open shelving. The bedroom is decorated in pastel colours with coving to the ceiling, a radiator and a uPVC double glazed front window.

BATHROOM

2.03m (6'8") x 1.75m (5'9")

With a white scalloped suite comprising close coupled w.c, pedestal wash hand basin, panel bath with mixer shower and taps. It has a glass hinged shower screen, part tiled walls, a radiator, a large storage cupboard and a uPVC double glazed front window.

OUTSIDE

There is a paved garden screened by a high wall with double timber gates providing access into a set paved driveway.



KITCHEN DINER



KITCHEN DINER



KITCHEN/DINER AREA



DINING AREA

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprising radiators as detailed above connected to the Biasi combination central heating boiler located in the kitchen.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

SECURITY ALARM

There is a security alarm installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Leasehold - 999 years from 1 November 2003.

VIEWING

By appointment through the Agents on Grimsby 311000.



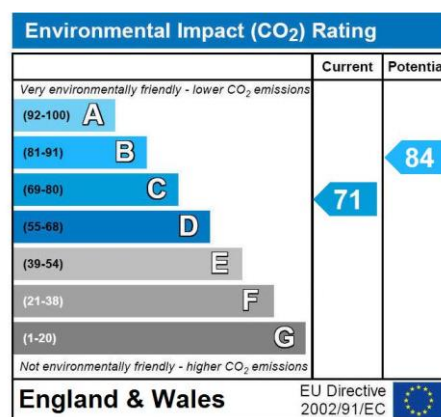
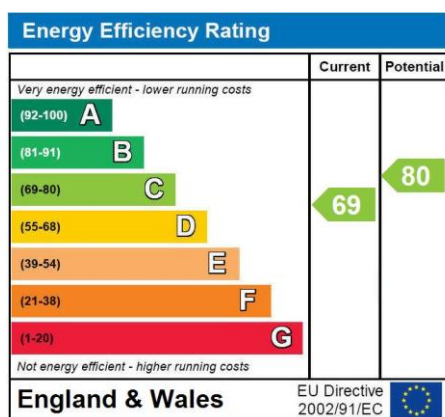
BEDROOM



BATHROOM



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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