



3 bed detached house to buy in

Westward Ho, Grimsby, Lincolnshire,
DN34 5AF

£240,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three-bedroom detached house in Westward Ho, Grimsby
- ✓ Close to the town centre, schools, colleges and amenities
- ✓ Offered for sale with no forward
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Three-bedroom detached house in Westward Ho, Grimsby, close to the town centre, local amenities, schools and colleges. Offered for sale with no forward chain, making it an ideal family home with scope to update and personalise. The ground floor comprises a porch, entrance hallway, kitchen, utility room, dining room and living room. To the first floor are three bedrooms, bathroom and separate W.C. Positioned on a generous corner plot with wrapping gardens to the front and side, offering space for families, outdoor seating and planting. The private south-facing rear garden enjoys a good level of privacy and potential for further landscaping or extension, subject to the necessary permissions. A front driveway provides off-road parking and leads to the integral garage with electrics. Well placed for everyday convenience, transport links and nearby schooling.

EPC Rating: D

Entrance Porch

Entered via a uPVC double glazed front door and complete in matching surround windows.

Entrance Hallway

With ceiling coving, under stairs storage cupboard and stairs leading access to the first floor accommodation.

W.C.

A w.c. which is fully tiled and has a uPVC double glazed frosted window.

Living Room

3.81m x 5.36m

With a uPVC double glazed front window as well as two rear windows and door leading onto the rear garden, ceiling coving, radiator and a gas fire in timber surround.

Dining Room

4.24m x 3.58m

With a uPVC double glazed rear window, radiator, ceiling coving and double doors leading access to the living room.

Kitchen

5.36m x 4.14m

With a range of wall and base units incorporating a basin with a mixer tap and space for a cooker as well as all other white goods. Complete with partial tiling, uPVC double glazed windows to the front and rear and the "Ideal Mexico" boiler.

Utility

2.46m x 3.38m

With three uPVC double glazed windows, basin with a mixer tap and space for white goods.

Landing

With uPVC double glazed windows to the front and side, ceiling coving and a radiator.

Bedroom 1

3.81m x 5.33m

With a uPVC double glazed front and rear window, two radiators and wardrobes.

Bedroom 2

3.58m x 4.09m

With a uPVC double glazed rear window, radiator, pedestal basin with splash back and wardrobes.

Bedroom 3

2.82m x 3.05m

With a uPVC double glazed front window, radiator, ceiling coving and wardrobes.

Bathroom

4.52m x 2.49m

Comprising of bath with a shower head attachment, pedestal basin, two radiators and full tiling. Complete with a large floor to ceiling fitted sliding wardrobe containing the hot water tank.

W.C.

A separate w.c. which is fully tiled and has a uPVC double glazed frosted window.

Gardens

The property is situated on a well proportioned plot with wrapping gardens. To the front there is a driveway providing ample off-road parking and access to the integral garage as well as attractive lawn surrounded by dwarf brick walling and including an abundance of natural shrubbery. The rear garden is secured by timber fencing having a paved area accessed via the dining room being predominantly laid to lawn with an abundance of natural shrubbery including an abundance of roses. The rear garden is South facing and an excellent sun trap.

Garage

3.05m x 5.97m

With a uPVC double glazed frosted rear window, courtesy door, electrics and an up and over front door.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £240,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

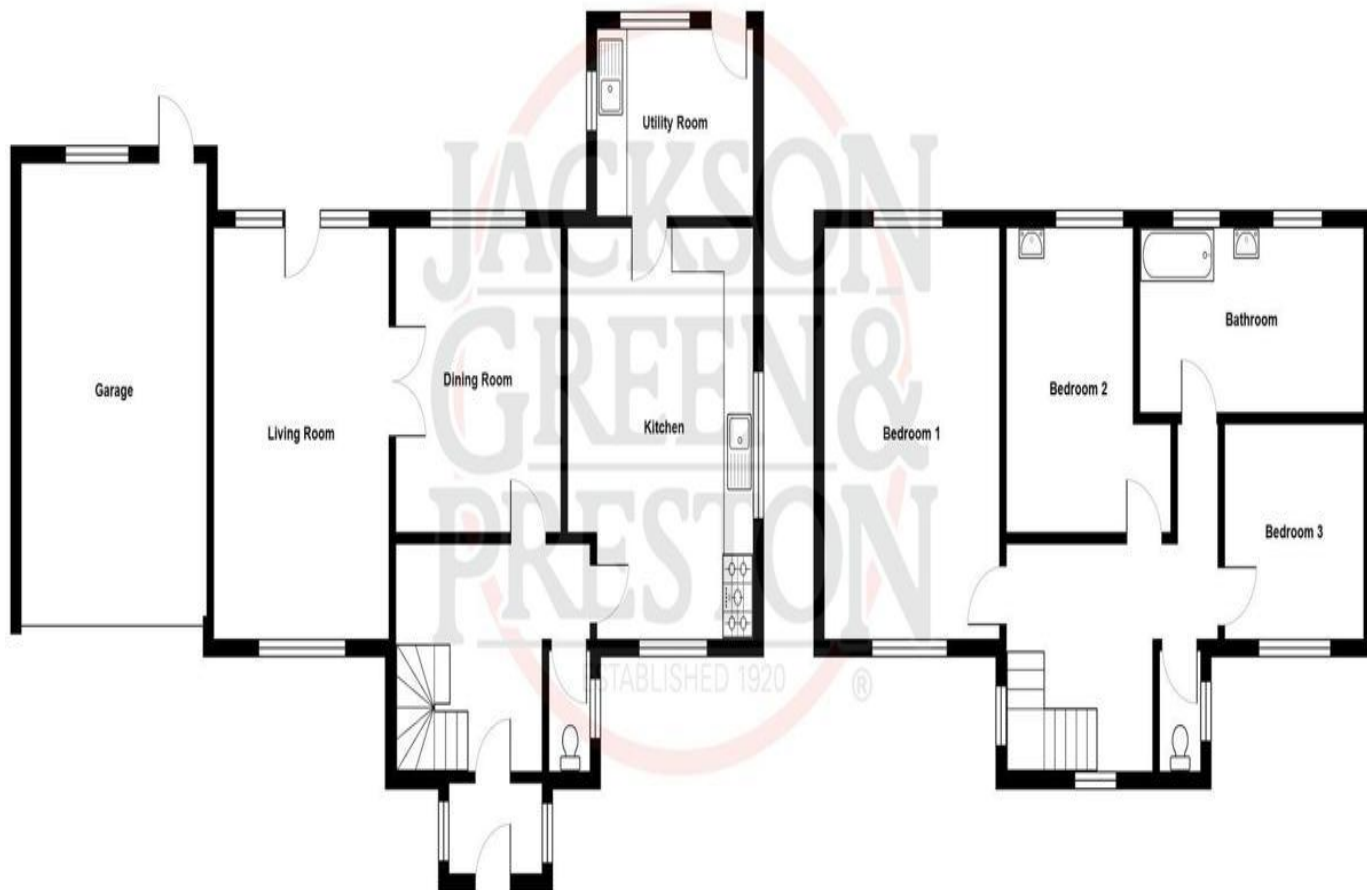
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Westward Ho, Grimsby, Lincolnshire, DN34 5AF

Contact your local branch today for more information on this property:

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