



Bodiam Way, Grimsby, DN32 7ED

WELL PRESENTED PROPERTY | THREE BEDROOMS | END TERRACE | GROUND FLOOR W.C
LOUNGE DINER | FRONT AND REAR GARDENS | CLOSE TO LOCAL AMENITIES | EPC RATING D

Asking Price: £76,850

HUNTERS[®]
HERE TO GET *you* THERE

Bodiam Way, Grimsby, DN32 7ED

Hunters are delighted to offer for sale this immaculately presented three bedroom end terrace. The property is ideally situated close to a number of shops and local amenities and public transport routes. The accommodation benefits from a through lounge diner, well appointed kitchen, ground floor W.C, three first floor bedrooms and a shower room. There is a low maintenance rear garden with raised decked area. Viewing is highly recommended to appreciate all this property has to offer.

HALL

Enter the property through a uPVC part glazed door with glazed side panel into the entrance hall, with stairs leading to the first floor. There is coving to the ceiling and a dado rail, a decorative radiator cover with radiator behind.



GROUND FLOOR W.C

There is a white W.C and a wash hand basin with vanity unit underneath, a wall mounted gas central heating boiler and the meter cupboard housing the consumer unit.

LOUNGE AREA

"3.71m (12' 2") x "3.33m (10' 11")

A large and bright room with a uPVC double glazed window to the front aspect, a radiator and coving to the ceiling. An archway leads to:-

DINING AREA

"3.12m (10' 3") x "2.64m (8' 8")

Having uPVC tilt and slide patio doors leading to the rear garden, a radiator, coving to the ceiling and a door leading to:-



KITCHEN

"2.59m (8' 6") x "3.18m (10' 5")

Fitted with a comprehensive range of wall and base cupboards with contrasting worktops and tiled splash backs, a four-burner gas hob with extractor fan above and double gas oven and electric grill, there is space for a fridge freezer and a slim line dishwasher. A uPVC window to the rear aspect and a glazed uPVC leads the rear garden.



SHOWER ROOM

"1.63m (5' 4") x "2.34m (7' 8")

Having a white W.C, wash hand basin and a double shower cubicle with electric shower with Daisy shower head and an additional hose, a uPVC frosted window to the rear aspect and a radiator.



BEDROOM 1

HUNTERS®

"2.95m (9' 8") x "3.61m (11' 10")

With coving to the ceiling and a uPVC double glazed window to the front aspect and built in storage cupboards and a radiator.



BEDROOM 2

"2.54m (8' 4") x "3.00m (9' 10")

A lovely bright room with coving to the ceiling a uPVC window to the rear aspect and two built in storage cupboards and a radiator .



BEDROOM 3

"2.74m (9' 0") x "2.36m (7' 9")

Having Coving to the ceiling and a uPVC double glazed window to the front aspect, a built in storage cupboard and a radiator.



OUTSIDE
FRONT GARDEN

An attractive front garden with a number of shrubs and plants, a fence marking the boundary and a iron gate with a path leading to the front door.

REAR GARDEN

The rear garden is fully enclosed by a wooden fence with a wooden gate allowing pedestrian access, the area is mainly concrete for low maintenance with a raised decked seating area. There are raised flower borders with a selection of flowers and shrubs and a wooden shed for storage. To the side of the property is an additional storage space.



INFORMATION

Tenure

We believe the property to be FREEHOLD and are awaiting formal confirmation. All interested parties are advised to make their own enquires.

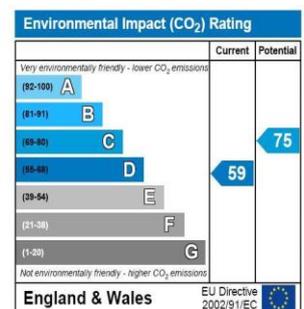
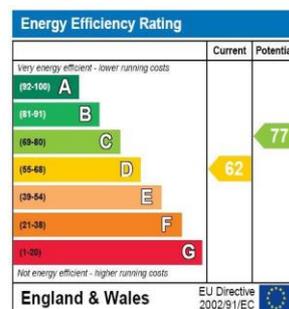
SERVICES

All mains services are available. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Details Prepared

September 2019

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS



Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 12.00pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.