



**30 Farebrother Street  
Grimsby  
North East Lincolnshire  
DN32 0NJ**

- Well Presented End Terrace
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Conservatory
- Internal Viewing a Must

**Asking Price: £74,950**



**Further information and viewings: DDM Residential - Grimsby & Cleethorpes Office - 01472 358671**

□ 12a George Street  
Barton DN18 5ES  
Tel: 01652 661166

□ 72 Wrawby Street  
Brigg DN20 8JE  
Tel: 01652 653666

□ 41a High Street  
Cleethorpes DN35 8JY  
Tel: 01472 605550.

□ 9 Church Street  
Gainsborough DN21 2JJ  
Tel: 01427 616161

□ 23 Osborne Street  
Grimsby DN31 1EY  
Tel: 01472 358671

□ 46 Oswald Road  
Scunthorpe DN15 7PQ  
Tel: 01724 868168

## **DESCRIPTION**

DDM Residential are delighted to offer for sale this extremely well presented end terraced property located within close proximity to Grimsby town centre and all amenities. This 2 bedroom property offers fashionably decorated accommodation throughout and must be viewed in order to fully appreciate its appeal. Accommodation comprises; Entrance Lobby, Lounge, Dining Room, Kitchen, Conservatory, 2 Bedrooms, Bathroom, Front and Rear Gardens.



## **ACCOMMODATION**

### **ENTRANCE LOBBY**

Leaded opaque uPVC double glazed french doors, tiled floor, leaded uPVC double glazed windows to either side of a glass panelled door into:

### **LOUNGE**

13' 1" x 12' 10" into bay (3.99m x 3.91m)

Laminate floor, double radiator, ornate dado rail, original coving to ceiling, Adam style fire surround with living flame effect fire on tiled hearth, boxed staircase to first floor.



### **DINING ROOM**

12' 5" x 10' 5" (3.78m x 3.18m)

Laminate floor, ornate dado rail, coving to ceiling, double radiator, leaded PVC double glazed french doors to the rear garden, understairs cupboard, gas living flame fire on tiled hearth.



### **KITCHEN**

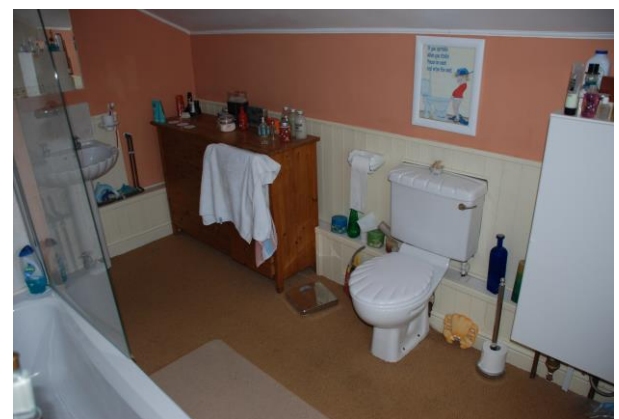
12' 1" x 8' 0" (3.68m x 2.44m)

Attractive well fitted kitchen with leaded uPVC double glazed window to the side, one and a half bowl sink unit, plumbing for washing machine, double radiator, inset ceiling spot lights, electric oven with four ring gas hob and extractor fan over, laminate floor, range of white fronted fitted kitchen units.

### **CONSERVATORY**

11' 3" x 7' 5" (3.43m x 2.26m)

Laminate floor, opaque glazed door to rear garden.



### **LANDING**

Built in cupboard.



### **BATHROOM**

**11' 10" x 7' 8" (3.61m x 2.34m)**

Spacious bathroom with low flush wc, pedestal wash basin, panelled bath with shower over, opaque uPVC double glazed window to the rear, radiator, half tiled walls, wall mounted boiler.

### **BEDROOM 1**

**13' 2" x 11' 0" (4.01m x 3.35m)**

Leaded uPVC double glazed window to the front, laminate floor, double radiator.

### **BEDROOM 2**

**12' 6" x 7' 10" (3.81m x 2.39m)**

Laminate floor, double radiator and uPVC double glazed window to the rear.

### **EXTERNALLY**

A wrought iron gate gives access to the wall enclosed low maintenance gravelled garden with centre shrub and pathway to the front door. To the rear of the property there is a private fence and wall enclosed garden with garden shed, lawn area, paved pathway and two tier decked seating area.

**REF: GYI I/025**

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



### COUNCIL TAX

To confirm council tax banding for this property please contact the local authority or view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### TENURE

Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

### IMPORTANT: Offer Procedure:

Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

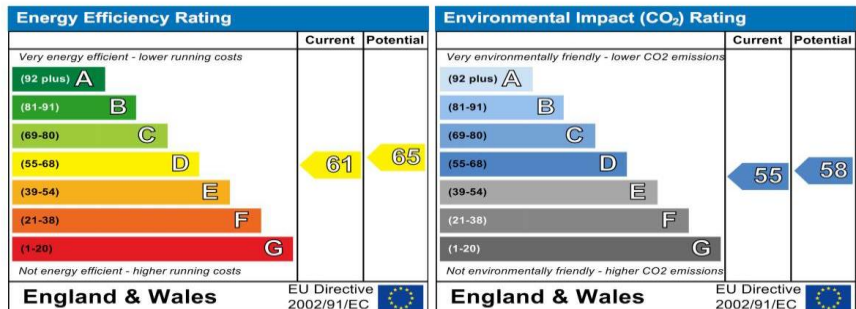
### Energy Performance Certificate



30, Farebrother Street  
GRIMSBY  
DN32 0NJ

Dwelling type: End-Terrace house  
Date of assessment: 12 March 2011  
Date of certificate: 12 March 2011  
Reference number: 9328-4052-6297-8249-7920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 85 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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 are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	307 kWh/m <sup>2</sup> per year	285 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	4.1 tonnes per year
Lighting	£78 per year	£46 per year
Heating	£708 per year	£682 per year
Hot water	£110 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### IMPORTANT NOTICE RELATING TO THE PROPERTY MISDESCRIPTION ACT 1991

DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that (i) these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

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web site [www.ddmresidential.co.uk](http://www.ddmresidential.co.uk) e-mail: [homes@ddmresidential.co.uk](mailto:homes@ddmresidential.co.uk)

