

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

20 ELSHAM DRIVE, WALTHAM GRIMSBY

PURCHASE PRICE £169,950 FREEHOLD- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£169,950

TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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20 ELSHAM DRIVE, WALTHAM GRIMSBY

A nicely proportioned three bedroom semi-detached bungalow in a lovely situation. The accommodation with full gas central heating and u.PVC double glazing, it incorporates an entrance hall with a laminate floor, a very attractive lounge, the kitchen has recently been refitted and is nicely organised. The bathroom has recently been changed into a wet room, again it is nicely organised and attractive. There are three bedrooms one a master with fitted wardrobes, the second bedroom with patio doors out to the garden. There is a garage and there are gardens to the front and rear which are easily maintained and attractive and to the back, sunny.

ENTRANCE HALL

There is a uPVC double glazed front door to the hallway, here there is a laminate floor and coving to the ceiling, an central heating radiator a loft entrance and the meter cabinet.

LOUNGE

15 x 11'2 (4.57m x 3.40m)

The lounge is to the front with a uPVC double glazed window, a central heating radiator, coving to the ceiling, an attractive fire surround with an inset gas fire. All together a lovely comfortable room.



KITCHEN

9'6 x 10'9 (2.90m x 3.28m)

The kitchen is at the side of the property with a uPVC double glazed window and door way with a uPVC double glazed door leading onto the drive. The Kitchen has just recently been re-fitted, units to the base and wall have a lovely appearance, chrome style door furniture to the doors and drawers, post form worktops with tiled reveals above. An inset stainless steel sink unit and pillar tap mixer, an electric hob is integrated with the exchanger above. The separate integrated oven at worktop height. Plumbing for a washing machine, central heating radiator, down lighters to the ceiling, a lovely tiled floor, space for a fridge/freezer.



DIFFERENT VIEW OF THE KITCHEN



BATHROOM

This is now a wet room and newly reorganised. A uPVC double glazed window, obscured to the side. In the bathroom there is a cabinet style wash hand basin and with a closed coupled WC, electric shower within a glazed panel. The walls all waterproof boarded and very attractive indeed. An extractor. Toweling radiator.



BEDROOM 1

12'9 x 10'9 (3.89m x 3.28m)

This bedroom is to the front of the property with a uPVC double glazed walk in bay window. Fitted wardrobes, coving to the ceiling, central heating radiator, its a nice room.



BEDROOM 2

10'10 x 9'11 (3.30m x 3.02m)

This bedroom to the back of the property with coving, a central heating radiator and uPVC double glazed patio doors out to the garden.



BEDROOM 3

9 x 8'2 (2.74m x 2.49m)

This bedroom is to the back of the property with uPVC double glazed window, central heating radiator and coving to the ceiling.



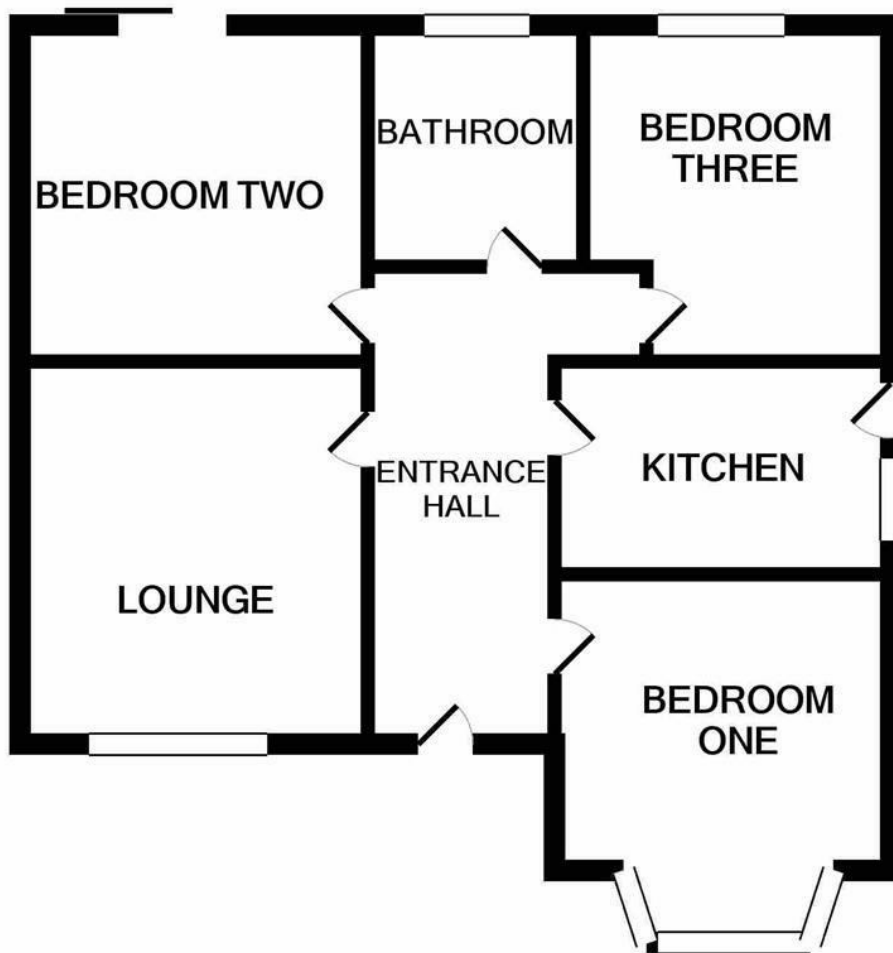
GARAGE

It is a brick garage at the end of the driveway although at the moment not used as a garage.

GARDENS


The front garden is very attractive, the driveway is in neat paving, the front garden which is walled also a combination of pavers and shingles, mature shrubs, easy to keep and attractive. The back garden is really nicely organised and very sunny, it is a patio style of garden with diagonal pavers and shingles, it is fenced and easy to manage.






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

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