

MARTIN MASLIN

1 HUMBER TERRACE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 2PG



Occupying a delightful position overlooking the river Freshney, a traditional bay windowed end terrace house, benefitting from two Driveways, providing valuable off road parking. A wonderful property which will appeal to investors or first time buyers, offered with no forward chain. Well presented accommodation briefly comprising of the following; a bay fronted Lounge and separate Dining Room each with period fireplaces, a good sized Kitchen with an open plan staircase and a further Studio Room. Meanwhile upstairs there are two double Bedrooms with built in wardrobes, and a large spacious Family Bathroom with a walk in shower cubicle. Outside there is a pretty front garden with double gates which could be adapted to use as a driveway, with direct access onto the block paved road. A side garden is paved with a further private driveway screened by double gates onto Rippon Street. An ideal investment property situated close to the town centre.

Guide price
£87,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

LOUNGE

4.57m (15'0") into the bay x 4.42m (14'6")

A uPVC double glazed front door leads directly into the lounge. A spacious room featuring a prominent traditional fireplace housing a living flame style gas fire with tiled inlay and matching hearth. It has a radiator and a deep uPVC bay window over looking the front garden.

DINING ROOM

4.39m (14'5") x 3.78m (12'5")

Accessed through glazed doors from the Lounge, a pleasant Dining Room with a central traditional fire surround with marble inlay and electric fire. It has a built in storage cupboard and two porthole side windows. Further French double glazed doors open onto the rear garden. An open arch doorway leads through to the Kitchen.

KITCHEN

5.31m (17'5") x 2.69m (8'10")

Fitted with a range of base and wall mounted units in a basket weave and oak trim. Complimentary worksurfaces incorporate a frankie finish one and a half bowl sink with mixer taps and tiled splashback. It has a four ring gas hob with pull out extractor fan, Samsung electric oven, space for a fridge freezer and plumbing for a washing machine. The Kitchen has an open plan staircase with a cupboard under, wall mounted gas central heating boiler, uPVC double glazed window and further double glazed exterior door. An open doorway leads through to the Studio/Study.

Studio/Study

2.79m (9'2") x 2.59m (8'6")

Designed as a study with built in shelves, power points, a glass top roof providing natural light and a radiator.

FIRST FLOOR LEVEL

BEDROOM ONE

3.78m (12'5") x 3.61m (11'10")

A good sized Bedroom overlooking the River Freshney. Fitted with a range of built in drawer units, two deep double wardrobes, two matching bedside tables and a radiator.

BEDROOM TWO

3.81m (12'6") max into wardrobe x 3.43m (11'3")

Another good sized double Bedroom with a deep walk in wardrobe with sliding door fronts, a built in desk table, radiator and a uPVC double glazed rear window.



LOUNGE



LOUNGE



DINING ROOM



KITCHEN

MAIN BATHROOM

4.22m (13'10") x 2.74m (9'0")

A spacious first floor Bathroom, with built in modern high gloss furniture featuring a push button w.c, semi recessed wash hand basin and a walk in tiled shower cubicle with thermostatic unit. There is a built in full height storage cupboard, large further airing cupboard, a tiled dressing table, radiator and a uPVC double glazed window.

OUTSIDE

The property has an established front garden with double gates, providing the opportunity to utilise as a driveway. The rear garden enjoys a paved private courtyard with side gate onto the street and further gates providing a second valuable off road parking space. There is a large timber shed and a high block wall providing additional privacy.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected, and broadband speeds and availability can be accessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the ideal heat H15 boiler located in the Kitchen, the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is believed to be Freehold - subject to Solicitors verification.

VIEWING

Strictly via appointment through the Agents on Grimsby 31100, a walkthrough video tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



Studio/Study



BEDROOM ONE



MAIN BATHROOM



BEDROOM TWO



OUTSIDE



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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