



South View, Holton-Le-Clay, Grimsby, DN36

£170,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Excellent detached bungalow in quiet cul de sac location - 3 bedrooms - modernised - conservatory - ample off street parking - low maintenance gardens - gas central heating and upvc double glazing - NO CHAIN Lovely detached bungalow in this quiet cul de sac, Offered for sale with no

Key features:

- modernised bungalow
- cul de sac location
- viewing recommended
- No Chain
- Well maintained

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band C (£1409.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



GENEROUS GARDEN!!

Excellent detached bungalow in quiet cul de sac location - 3 bedrooms - modernised - conservatory - ample off street parking - low maintenance gardens - gas central heating and upvc double glazing - NO CHAIN

Lovely detached bungalow in this quiet cul de sac, Offered for sale with no ongoing chain. Modernised, low maintenance property. Close to local amenities and schools. Well maintained, with neutral decoration throughout.

Accommodation comprising;

L shaped entrance hall with doors to rooms and fitted carpet. Wall mounted radiator.

Full width lounge dining room with 2 windows to front. Radiator below each window. Attractive feature fireplace with electric log effect fire. 6.7m x 3.8m (22' x 12' 6").

Kitchen equipped with a range of eye and base level units, new built in oven and induction hob, rolled edge worktops, tiled floor. 3.3m x 3.1m (10' 10" x 10'). Sliding doors leading to;

Conservatory with tiled floor, views over the low maintenance rear gardens, double doors leading outside. Equipped with power and wall heater. 3.4m x 3.1m (11' 1" x 10')

Bedroom 1 with a range of fitted wardrobes. Fitted Carpet. Window with view of rear garden. Radiator under window. 3.6m x 3.3m (11' 11" x 10' 10").

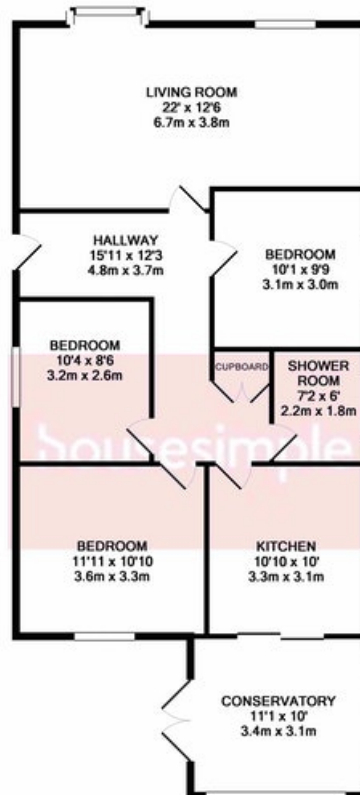
Bedroom 2 window to side of property with radiator under. Fitted carpet. 3.1m x 3.0m (10' 1" x 9' 9").

Bedroom 3 window to side of property with radiator under. Fitted carpet. 3.2m x 2.6m (10' 4" x 8' 6").

Well appointed shower room with tiled floor, modern fitted suite. Large walk in shower. 2.2m x 1.8m (7' 2" x 6')

Externally there are low maintenance gardens to the front and rear, block paved frontage affording ample offroad parking, double gates into rear. Rear garden is mostly block paved with large wooden shed.

Floor plan:



TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

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 Performance Certificate:

Energy Performance Certificate

57, South View, Holton-le-Clay, GRIMSBY, DN36 5BW

Dwelling type: Detached bungalow	Reference number: 8261-7922-6210-8210-1926
Date of assessment: 20 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 February 2019	Total floor area: 81 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,223
Over 3 years you could save	£ 390

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 390 over 3 years </div>
Heating	£ 1,752 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 243 over 3 years	£ 156 over 3 years	
Totals	£ 2,223	£ 1,833	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 264
2 Low energy lighting for all fixed outlets	£15	£ 42
3 Solar water heating	£4,000 - £6,000	£ 87

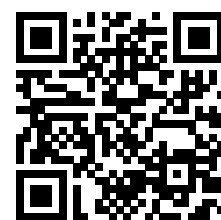
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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