



Lavenham Road, Grimsby, DN33

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

**** BEAUTIFUL 3 BED SEMI-DETACHED FAMILY HOME - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED **** Situated in the ever popular Scartho area is this superb bay fronted semi detached home, located just off Springfield Road. Extended to the rear, this very well presented property is larger than

Key features:

- 3 bed semi-detached
- Family home
- Double rooms
- Bright tiled family bathroom
- Large spacious lounge
- Seperate dining room
- Office space
- Modern kitchen with appliances
- Utility room
- Driveway
- Enclosed private rear garden
- Garage
- INTERNAL VIEWING HIGHLY RECOMMENDED
- MOTIVATED VENDOR
- RECENTLY REDUCED

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1393.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

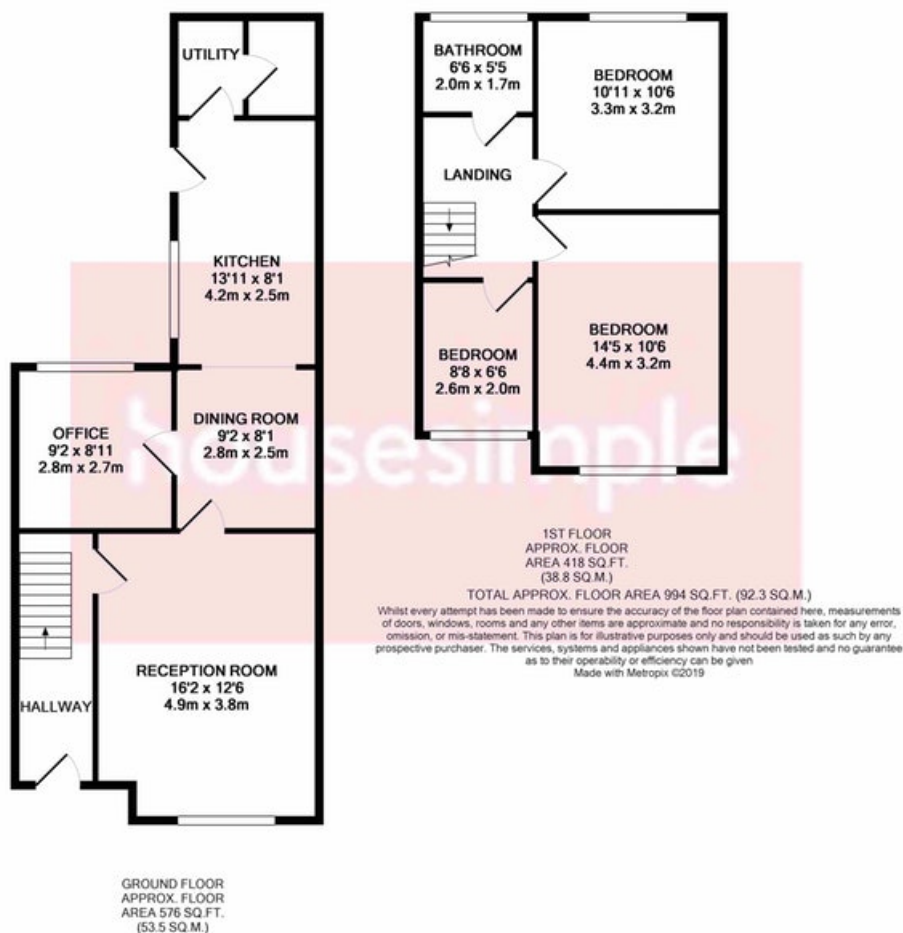


**** BEAUTIFUL 3 BED SEMI-DETACHED FAMILY HOME - RECENTLY REDUCED - MOTIVATED VENDOR - INTERNAL VIEWING HIGHLY RECOMMENDED ****

Situated in the ever popular Scartho area is this superb bay fronted semi detached home, located just off Springfield Road. Extended to the rear, this very well presented property is larger than expected internally and must be viewed in order to be fully appreciated. An excellent proposition for first time buyers or families, the generous living accommodation comprises; Entrance Hallway, Bay fronted Lounge, Dining Room, Snug/Games Room, modern fitted Kitchen, Utility Room/Cloakroom.

To the First Floor are three large Bedrooms and a modern Bathroom suite. The property benefits from full uPVC double glazing and gas central heating system. The garden to the rear is private and low maintenance and leads to a workshop and useful storage shed.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

5, Lavenham Road, GRIMSBY, DN33 3EU

Dwelling type: Semi-detached house	Reference number: 8108-7065-3629-2827-3983
Date of assessment: 26 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 January 2018	Total floor area: 103 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:	£ 3,075
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 396 over 3 years</p> </div>
Heating	£ 2,532 over 3 years	£ 2,238 over 3 years	
Hot Water	£ 315 over 3 years	£ 213 over 3 years	
Totals	£ 3,075	£ 2,679	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">63</td> <td style="text-align: center;">76</td> </tr> </tbody> </table>	Current	Potential	63	76
Current	Potential				
63	76				

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 174
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
3 Solar water heating	£4,000 - £6,000	£ 102

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.

MISREPRESENTATION ACT, 1967.

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