



Salsbury Avenue, Grimsby, DN34

£130,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

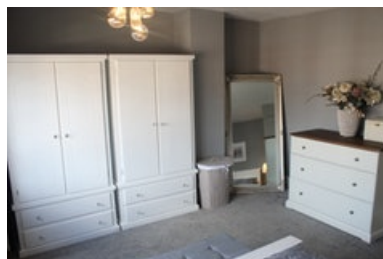
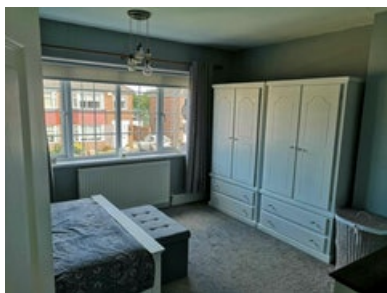
HouseSimple is pleased to offer this beautifully presented family property in Grimsby. VIEWINGS are highly recommended to fully appreciate what this home has to offer.

Key features:

- Highly Sought After Location
- Great Transport Links
- Close To Local Amenities
- Off-Road Parking
- Rear Enclosed Garden
- Open Fireplace

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1442.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



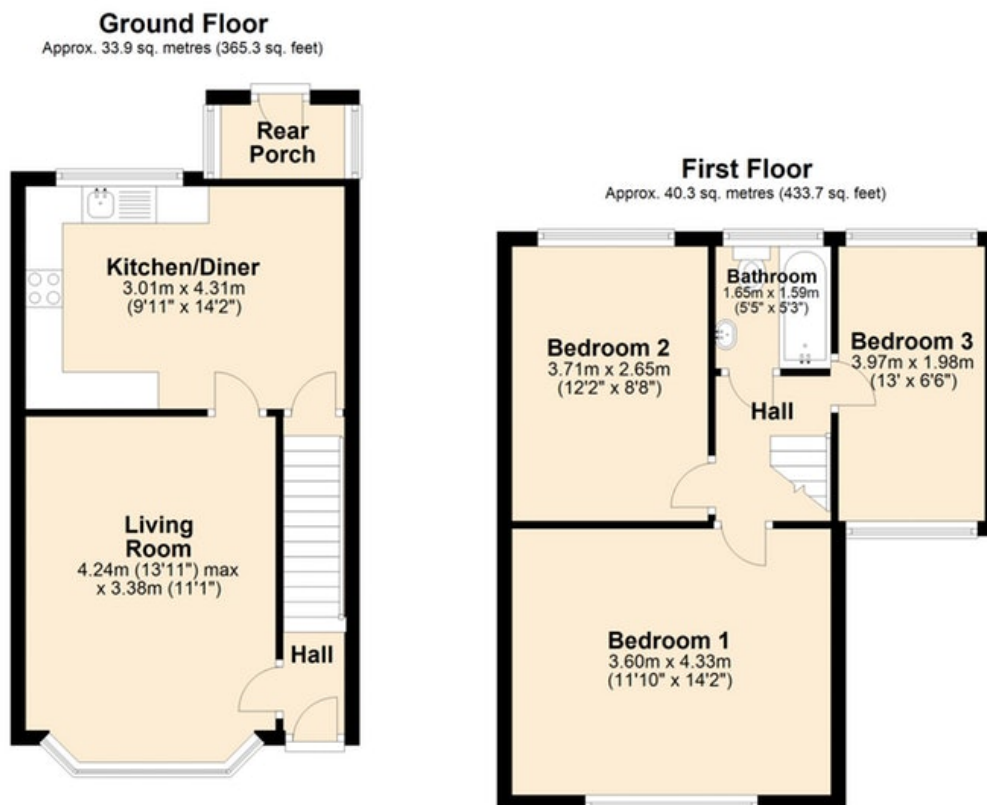
A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location close to the Town Centre, local schools, transport links, shopping facilities and amenities.

This property is an ideal family home or for a first-time buyer with its spacious rooms, modern style bathroom, fully fitted kitchen, offroad parking, and with an enclosed rear garden which is low maintenance and private. There is nothing to do other than move straight in.

The accommodation briefly comprises; entrance hall, living room with open fireplace, kitchen/diner with storage cupboard housing the boiler and space to accommodate a 6 seater dining table, rear porch/utility area. The first floor comprises of 2 large double bedrooms, a large single bedroom with dual aspect windows, and a stylish family bathroom with waterfall shower over the bath. The property also benefits from uPVC double glazing and gas central heating throughout.

Outside, the home has space for off-road parking with your own driveway which can accommodate up to 2 cars.

Floor plan:



Total area: approx. 74.2 sq. metres (799.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

24, Salisbury Avenue, GRIMSBY, DN34 4PX

Dwelling type: Semi-detached house	Reference number: 8604-7515-6229-6006-4813
Date of assessment: 09 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 August 2019	Total floor area: 73 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:	£ 2,181
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 510 over 3 years </div>
Heating	£ 1,653 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 324 over 3 years	£ 147 over 3 years	
Totals	£ 2,181	£ 1,671	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f59e00; color: white;">(39-54) E</td> <td style="background-color: #e377c2; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center;"> <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current</td> <td style="width: 50%; text-align: center;">Potential</td> </tr> <tr> <td style="text-align: center;">68</td> <td style="text-align: center;">85</td> </tr> </table> </td> <td style="width: 40%; vertical-align: top;"> <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> </td> </tr> </table> <p style="font-size: x-small; text-align: center;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current</td> <td style="width: 50%; text-align: center;">Potential</td> </tr> <tr> <td style="text-align: center;">68</td> <td style="text-align: center;">85</td> </tr> </table>						Current	Potential	68	85	<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

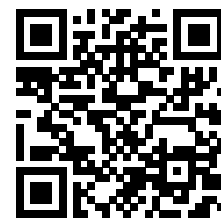
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105
2 Heating controls (room thermostat)	£350 - £450	£ 93
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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