



Hainton Avenue, Grimsby, DN32

£60,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

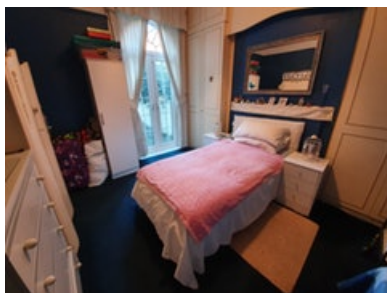
*** Guide Price £60,000 to £70,000 *** A fantastic opportunity to purchase a spacious ground floor flat that has been kept to high standards by the current owners and located in a well-regarded location in Grimsby, close to transport links, shopping facilities and amenities. T

Key features:

- First Time Buyer
- Investor
- Spacious Rooms
- Low Maintenance Garden
- Great Location
- No Chain

Extra info:

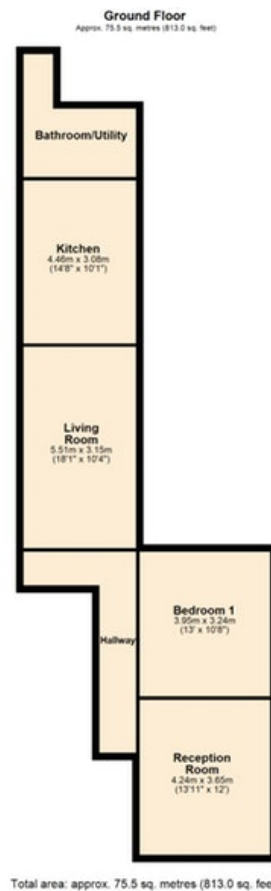
- **Property Age:** 0 years
- **Council Tax:** Band A (£1236.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** years remaining



*** Guide Price £60,000 to £70,000 ***


A fantastic opportunity to purchase a spacious ground floor flat that has been kept to high standards by the current owners and located in a well-regarded location in Grimsby, close to transport links, shopping facilities and amenities. This property is an ideal property for an investor or for a first-time buyer with its spacious rooms, modern style kitchen, and with an enclosed rear garden which is mainly paved, low maintenance and private. There is nothing to do other than move straight in, with a fully fitted kitchen and shower room, whilst also benefitting from uPVC double glazing and gas central heating. The home also has space for off-road parking with your own driveway which can allocate more than 2 cars if needed.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



226, Hainton Avenue, GRIMSBY, DN32 9LJ

Dwelling type: Ground-floor flat	Reference number: 8291-7829-6399-9712-8926
Date of assessment: 22 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 November 2019	Total floor area: 82 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:	£ 2,466
Over 3 years you could save	£ 834

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 195 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 834 over 3 years</p> </div>
Heating	£ 1,920 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 2,466	£ 1,632	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
65	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	£ 147
2 Internal or external wall insulation	£4,000 - £14,000	£ 405
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 201

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.

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MISREPRESENTATION ACT, 1967.

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