



**Philip Avenue
Waltham
Grimsby
Lincolnshire
DN37 0QD**

Offers in Excess of £220,000

bettermove 

Philip Avenue

Grimsby

Bettermove are pleased to welcome this charming three bedroom detached bungalow in Waltham, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing ample off road parking.

The interior of this beautifully-presented property consists of a spacious lounge, fitted kitchen and dining area, conservatory, three bedrooms and the family bathroom. The exterior boasts wraparound lawned gardens, perfect for enjoying the summer months.

Situated in the popular town of Waltham, the property is close to a range of amenities including supermarkets, shops, restaurants and pubs. Transport links can be found from the A16, A18 and Grimsby Town rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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