



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Ropery Street
Grimsby
DN32 9EJ

Offers in the Region Of
£75,000

This well-presented two-bedroom mid-terrace house offers an excellent investment opportunity in the heart of Grimsby. The property is being sold with a tenant in situ, currently paying £500 per calendar month, providing an immediate rental income for the purchaser. The accommodation briefly comprises of a living room to the front aspect, dining room/snug, and a kitchen with access to the rear garden. Heading to the first floor will reveal good size bedrooms, family bathroom and separate WC. The property is conveniently located close to local amenities, schools, transport links, and Grimsby town centre, making this property a strong addition to any rental portfolio.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge
8' 6" x 10' 11" (2.59m x 3.32m)

Sitting Room
11' 11" x 11' 11" (3.63m x 3.63m)

Kitchen
7' 5" x 15' 3" (2.26m x 4.64m)

Bedroom 1
10' 11" x 11' 11" (3.32m x 3.63m)

Bedroom 2
8' 11" x 9' 6" (2.72m x 2.89m)

Bathroom
7' 5" x 9' 11" (2.26m x 3.02m)

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

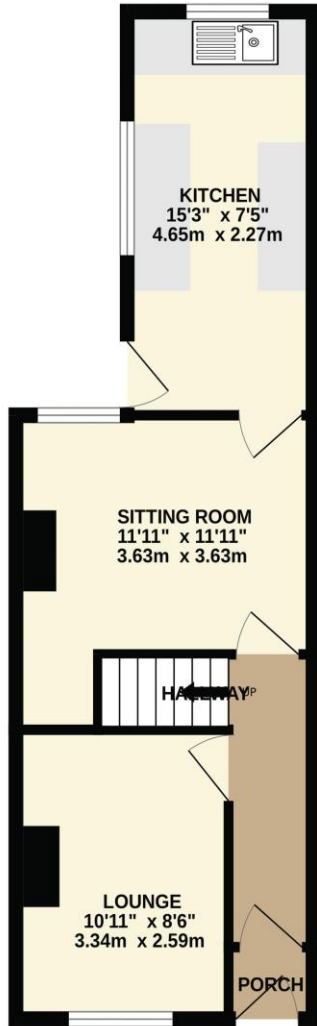
Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

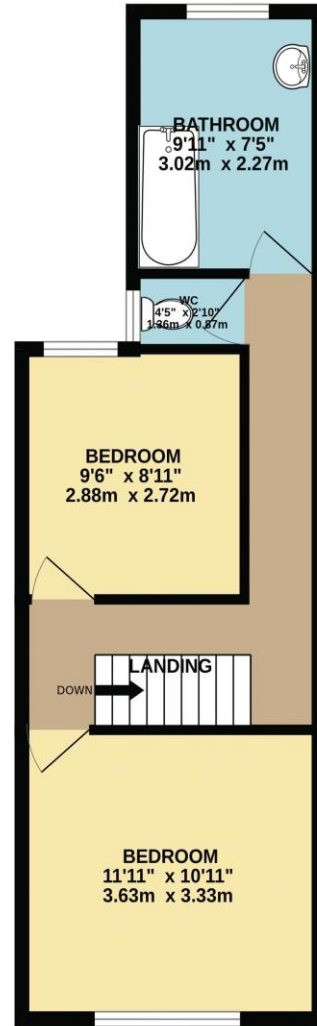
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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