



# CROFTS ESTATE AGENTS

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23 Arthur Street  
Grimsby  
DN31 2HS

Offers in the Region of  
£69,950

Crofts estate agents are delighted to offer for sale this smartly presented mid terrace property located within the town centre of Grimsby. Ideal for a first time buyer or investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the lounge, dining room, kitchen, two double bedrooms and the bathroom. Externally there is a tidy low maintenance rear garden and the property also benefits from uPVC double glazing and gas central heating.



### Lounge

10' 3" x 12' 2" (3.12m x 3.71m)

The lounge has a window and door to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Dining Room

11' 1" x 12' 2" (3.39m x 3.71m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Kitchen

14' 8" x 7' 10" (4.47m x 2.38m)

The kitchen has a window and door to the side elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

10' 3" x 12' 2" (3.13m x 3.70m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

11' 1" x 9' 1" (3.39m x 2.78m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

10' 9" x 7' 10" (3.28m x 2.38m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

### Outside

To the rear there is a tidy garden with a patio area and an area with artificial grass.

### 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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

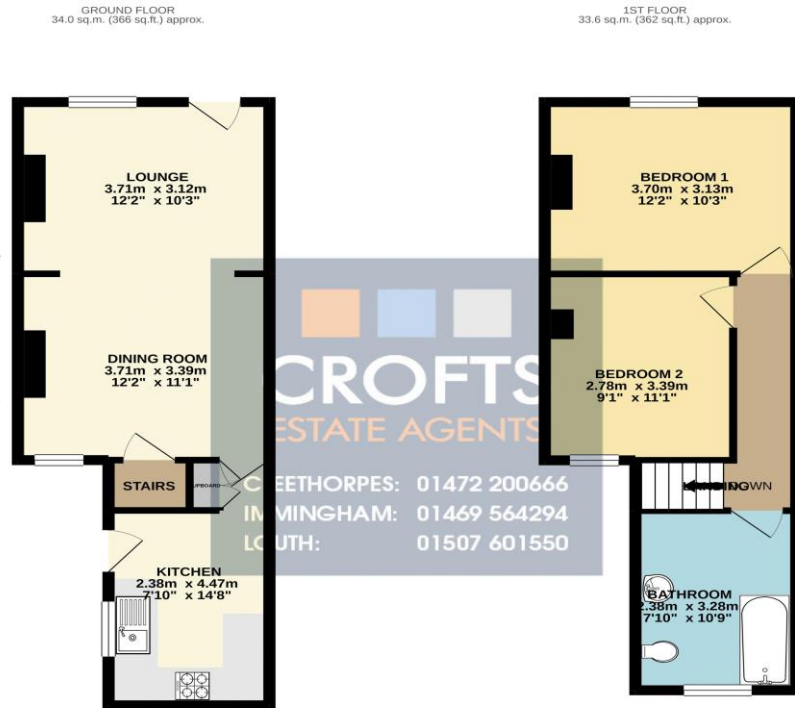
Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation, just call the office on 01472 200666.

Louth Office: 01507 601550

Immingham Office: 01469 564294



## BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.