



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Cromwell Road

Grimsby
DN31 2DW

£125,000

Crofts estate agents are pleased to be able to present to the market this well presented 3/4 bedroom end of terrace which would make an ideal first time or investment purchase or in fact creates the opportunity to possible conversion into a HMO for those wishing to do so and subject to permissions. This well proportioned property is set over three floors and also benefits from useful outbuildings perfect for creating an home office or gym and is offered for sale with no forward chain on the vendors side. The property has been redecorated and has a modern gas central heating boiler and recently installed radiators along with a recently installed kitchen. Benefitting from uPVC double glazing and gas central heating, the accommodation briefly comprises entrance hallway, lounge, sitting/dining room, modern kitchen, first floor landing, two bedrooms and a small box room/ nursery and the family bathroom. Stairs then take you up to the second floor and another bedroom. Front and rear gardens.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

Email: Louth:

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Offering entry door to the front elevation. Dado rail and picture rail to the walls. Central heating radiator. Staircase to the first floor with useful understairs storage cupboard.

Lounge

12' 2" plus bay x 11' 0" (3.702m x 3.346m)
uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Central heating radiator.

Sitting / Dining Room

11' 10" x 9' 5" (3.603m x 2.872m)
uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls and coving to the ceiling.

Kitchen

16' 7" x 12' 6" (5.042m x 3.810m)
Offering uPVC double glazed window to the side elevation and a uPVC double glazed door to the rear. Fitted with a range of modern wall and base units with complementing worktops over with inset one and a half stainless steel sink and drainer. Ideal gas logic boiler. Fitted with an electric hob with modern extractor over, oven, fridge/freezer and dishwasher. Plumbing for an automatic washing machine. Splashback tiling. Central heating radiator.

First Floor Landing

A split level landing with staircase leading to the loft room. Storage cupboard.

Bedroom One

12' 3" x 14' 9" (3.740m x 4.508m)
Offering two uPVC double glazed windows to the front elevation. Central heating radiator.

Bedroom Two

11' 10" x 9' 6" (3.600m x 2.886m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

4' 2" x 8' 9" (1.265m x 2.659m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

8' 4" x 4' 8" (2.528m x 1.414m)
With uPVC double glazed window to the side elevation and fitted with a low level w.c, pedestal wash hand basin and panelled bath. Central heating radiator.

Loft Room

18' 3" x 12' 10" (5.567m x 3.924m) max

This spacious loft room creates an ideal fourth bedroom and has a double glazed window to the front elevation.

Outside

The property benefits from gardens to both the front and rear elevations, with the rear garden also having out buildings. The rear garden has lawn and gavelled beds. Please note we noticed at the time of measuring the property there is a void between the two outbuildings which the present owner has informed us he also investigated and found out it used to be an external toilet but was bricked up in the past. There is no reason subject to examination by a builder this could not be brought back into use.

Store One

2' 10" x 4' 8" (0.861m x 1.419m)

Store Two/Office

16' 4" x 7' 6" (4.980m x 2.275m) max

A useful space that could be put to a variety of uses and would create an ideal home office or gym etc.

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 for your free valuation.

Property Management

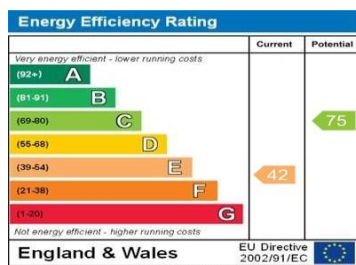
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau 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.





England & Wales EU Directive 2002/91/EC

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