



# CROFTS ESTATE AGENTS

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



Edward Street

Grimsby  
DN32 9HL

Offers in the Region Of  
£62,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this mid terrace property which is located near to Grimsby town centre. Ideal for a first time buyer or developer, this property requires a scheme of modernisation and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and good bus links and internal viewing will reveal the entrance hall, lounge-diner, kitchen, two double bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hall

Entering the property into the hall reveals a radiator.

#### Lounge

12' 0" x 9' 9" (3.65m x 2.96m)

The lounge has a window to the front elevation and a radiator.

#### Dining Room

13' 10" x 13' 2" (4.22m x 4.01m)

The dining room has a window to the rear elevation and a radiator.

#### Kitchen

12' 6" x 7' 9" (3.81m x 2.35m)

The kitchen has windows to the side and rear elevation, a door to the side, a radiator and a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

#### First Floor Landing

With access to the loft.

#### Bedroom One

12' 0" x 14' 7" (3.65m x 4.45m)

Bedroom one has window to the front elevation and a radiator. There are also fitted wardrobes.

#### Bedroom Two

13' 8" x 9' 2" (4.17m x 2.80m)

Bedroom two has a window to the elevation and a radiator.

#### Bathroom

12' 5" x 7' 10" (3.78m x 2.39m)

The bathroom has an opaque window to the rear elevation, a radiator, built in cupboard with the boiler inside and a WC, basin and bath.

#### Outside

There are low maintenance gardens to the front and rear, with the rear having a lawn and patio area.

**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](http://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](http://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**

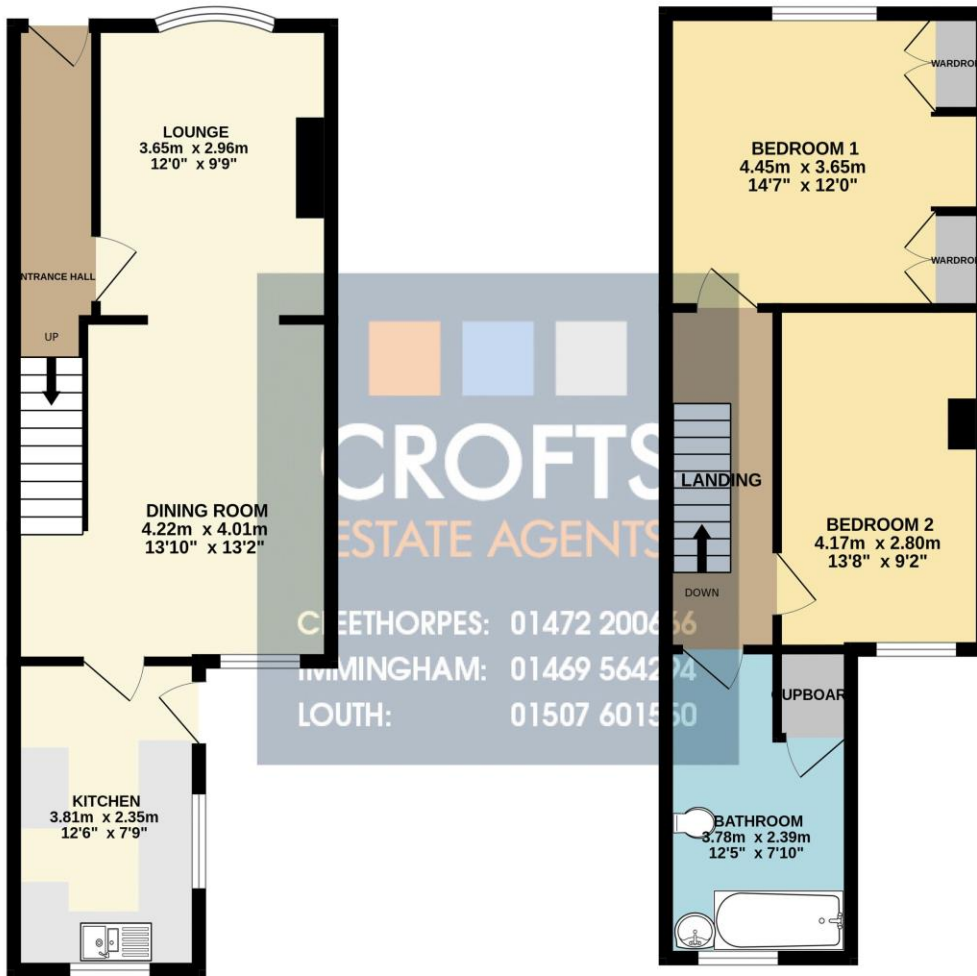
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
40.1 sq.m. (432 sq.ft.) approx.

1ST FLOOR  
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (864 sq.ft.) 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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