



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Welholme Road (GF & FF)

Grimsby  
DN32 0NQ

£129,950

We are delighted to offer this great investment opportunity comprising of TWO SELF CONTAINED, TWO BEDROOM FLATS with both tenants showing a strong interest on remaining within the property, so a great buy for the investor looking to earn from day one with both tenants currently paying £90 per week. Both flats comprise of lounge, kitchen, bathroom and two bedrooms. Front and rear gardens with the rear garden providing the ability for off road parking. Viewing is highly advised and is strictly through the agent only please.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**GF Lounge**

12' 11" plus bay x 12' 1" (3.935m x 3.677m)  
 uPVC double glazed bay window to the front elevation. Coving to the ceiling. Laminate wood flooring. Central heating radiator.

**GF Bedroom One**

12' 10" x 9' 9" (3.911m x 2.972m)  
 uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

**GF Inner Hallway**

Laminate wood flooring. Central heating radiator. Understairs recess.

**GF Second Inner Hallway**

Central heating radiator. Laminate flooring. Coving to the ceiling.

**GF Bedroom Two**

10' 3" x 7' 6" plus side bay (3.125m x 2.288m)  
 uPVC double glazed bay window. Central heating radiator. Coving to the ceiling.

**GF Bathroom**

5' 7" x 7' 6" (1.691m x 2.290m)  
 uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, panelled bath and pedestal wash hand basin. Shower cubicle with electric shower. Tiled splashback. Central heating radiator.

**GF Kitchen**

8' 1" x 10' 10" (2.470m x 3.314m)  
 uPVC double glazed window to the side elevation and French doors to the rear. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob.

**GF Outside**

Garden to the rear with potential to create off road parking.

**FF Living Room**

Spacious living room with feature wall paper, 2 UPVC windows and neutral carpet,

**FF Bedroom 1**

Good size double bedroom with original fire place, neutral walls and carpet.

**FF Bedroom 2**

Cosy second bedroom with UPVC window and neutral walls.

**FF Bathroom**

Family bathroom comprising of bath, toilet, basin and separate shower cubicle.

**FF Kitchen**

Modern kitchen with integral oven and hob, wooden units with plenty of cupboard space.

**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.

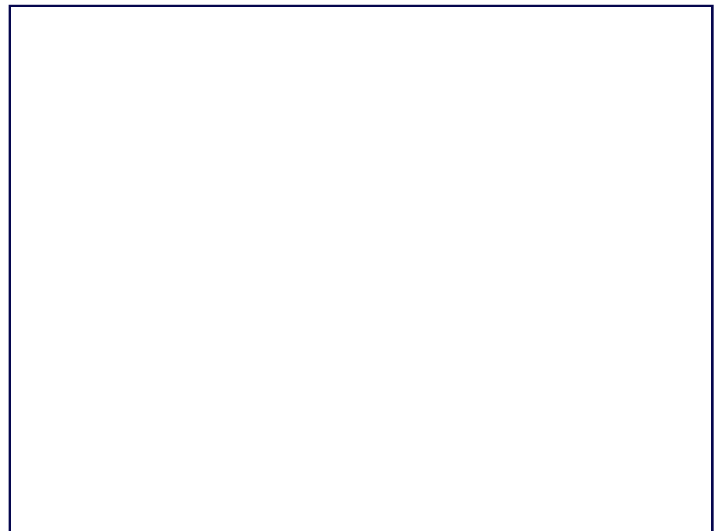
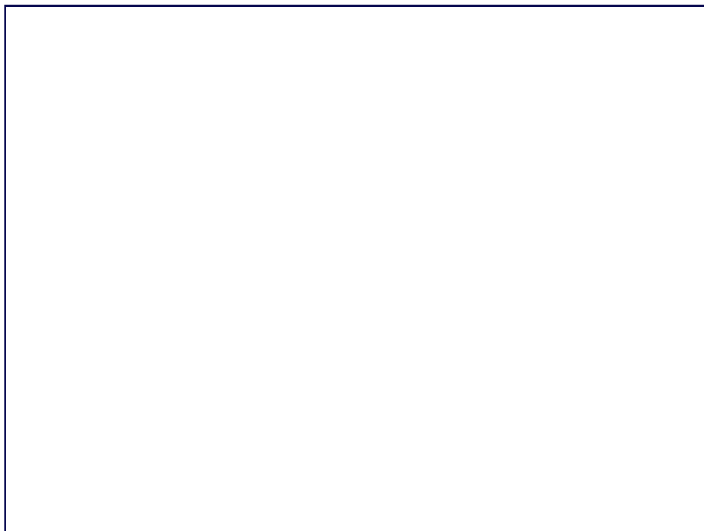
**Property Management**

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**

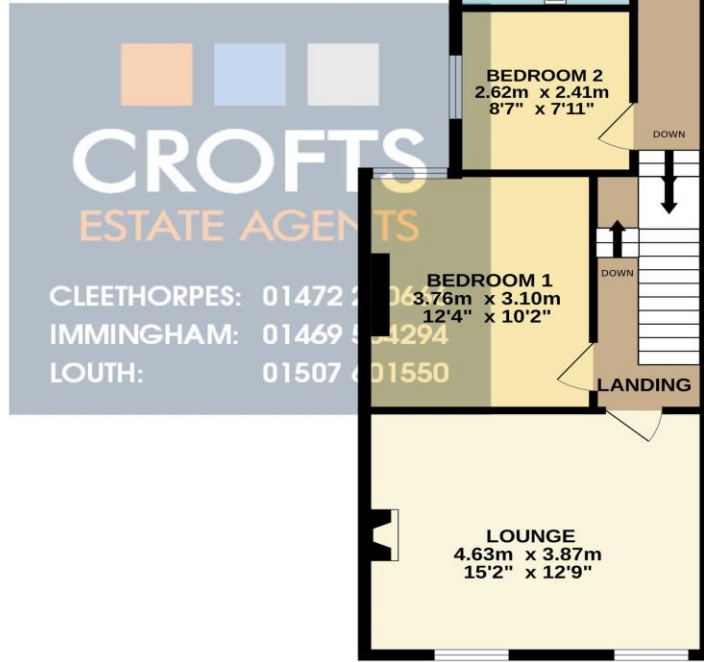
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
3.9 sq.m. (42 sq.ft.) approx.

1ST FLOOR  
59.7 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA : 63.6 sq.m. (685 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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