



CROFTS ESTATE AGENTS

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



Grafton Street

Grimsby
DN32 7RP

£59,950

Coming to the market with NO FORWARD CHAIN is this well proportioned three bedroom mid terrace house. Preferably sold with the tenant still in place, this property makes an excellent investment with returns of approximately 10.5% per annum. Briefly comprising entrance, dining room, living room, kitchen, ground floor bathroom, stairs and landing and three double bedrooms, the property has good sized rear gardens and concrete patio. The property is located close to local schooling, parks, amenities with local bus routes to both Cleethorpes and Grimsby.

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 :

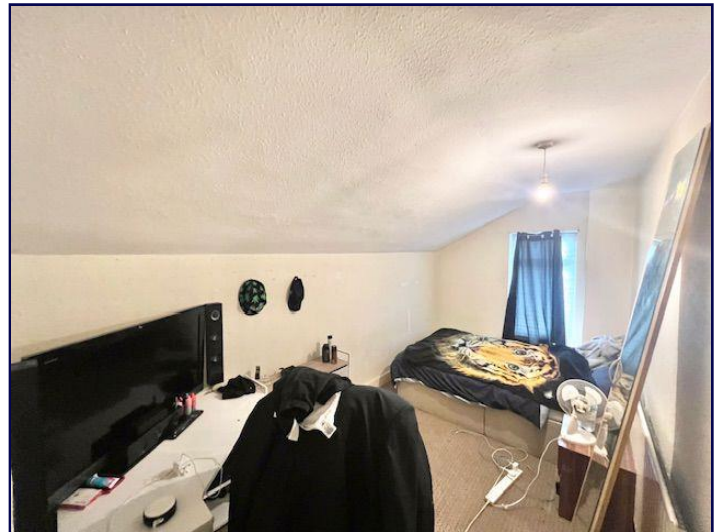
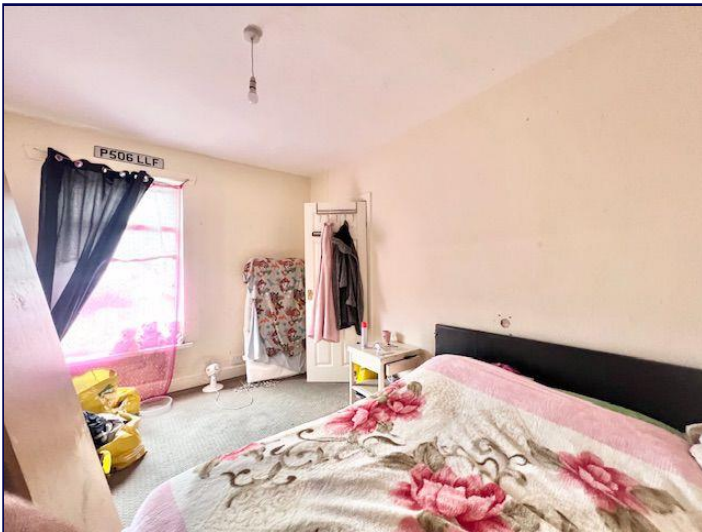
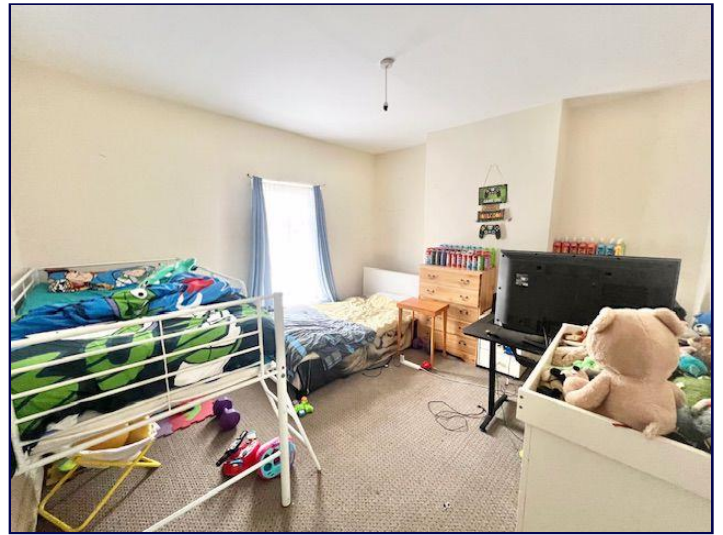
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Entrance porch

2' 9" x 3' 4" (0.84m x 1.02m)

A small entrance porch has uPVC frosted door, grey tiled floor, cream decor and pendant light.

Dining room

11' 11" x 12' 10" (3.63m x 3.91m)

The dining room has brown carpet, brown and cream decor, radiator, pendant light and uPVC window with blind.

Living room

12' 0" x 12' 10" (3.66m x 3.90m)

The living room is open plan to the dining area and has uPVC window with blind to the rear, brown carpet, cream decor, pendant light and radiator.

Kitchen

14' 6" x 7' 6" (4.41m x 2.28m)

The kitchen has a range of wood wall and base units to two sides with grey work top over. There is an integral gas hob with electric oven grill, space for tall fridge freezer and washing machine, white tiled splash backs, one and a half sink drainer, white decor, grey tiled floor, radiator, uPVC frosted door and two uPVC windows.

Bathroom

9' 1" x 7' 0" (2.76m x 2.13m)

The bathroom has matching white WC, sink and bath with shower over bath, white tiled splash backs, two frosted uPVC windows, grey wet room style floor, two ceiling lights, cream decor, extractor and radiator.

Stairs and landing

The stairs and landing have cream decor, brown carpet and pendant light.

Bedroom One

11' 11" x 12' 11" (3.62m x 3.93m)

The largest bedroom has light brown carpet, cream decor, uPVC window, pendant light and radiator.

Bedroom Two

11' 11" x 9' 10" (3.63m x 2.99m)

Another double bedroom has cream decor, light brown carpet, uPVC window, radiator, pendant light and storage cupboard.

Bedroom Three

14' 1" x 7' 7" (4.30m x 2.31m)

A large third bedroom has uPVC window to the rear, cream decor, brown carpet, radiator and pendant light.

Rear garden

The rear garden has concrete patio and path through garden to timber gate. There is a lawn garden with a mix of timber fencing and wall to the boundaries

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

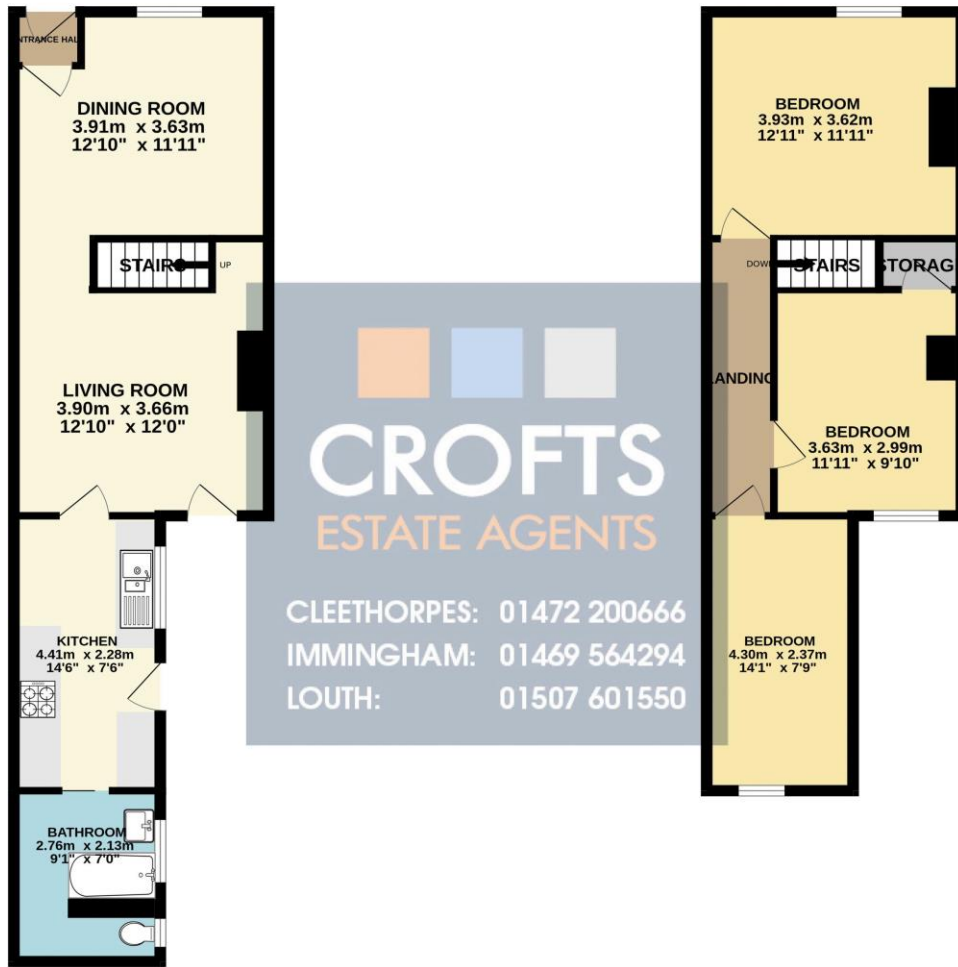
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



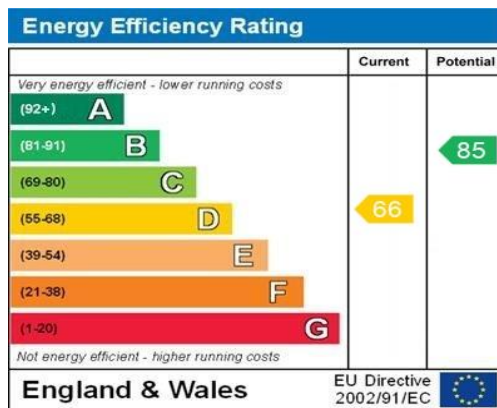
GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.

1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 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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