



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Farebrother Street

Grimsby
DN32 0JS

Auction Guide Price £60,000

****FOR SALE BY MODERN METHOD OF AUCTION T&Cs apply**** This end of terrace which is divided into a ground floor retail unit currently rented out for £250pcm and used as storage and a first floor flat which is currently let at £450 pcm. Ideal for an investor this property comes with viewing highly highly advised and viewings are available straight away. Nearby there are a wide variety of local amenities and internal viewing will reveal to the flat the entrance hall, lounge, kitchen, dining room, two bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

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



Shop

Secure metal shutters open to reveal the shop which is divided into three rooms.

Entrance Hall

Entering into the property reveals a radiator, a carpeted floor, access to the loft and a storage cupboard.

Lounge

12' 2" x 10' 6" (3.72m x 3.19m)

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

Kitchen

12' 2" x 5' 5" (3.72m x 1.66m)

The kitchen has a window to the front elevation, vinyl flooring and a fitted kitchen in a high gloss finish. There is a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

Dining Room

12' 2" x 8' 0" (3.72m x 2.44m)

The dining room has a radiator and a carpeted floor.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.73m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.30m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, a basin and a bath with a glass screen and an electric shower over.

Auctioneers Comments

"This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum

of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional."

Tenure

Believed to be Leasehold, 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

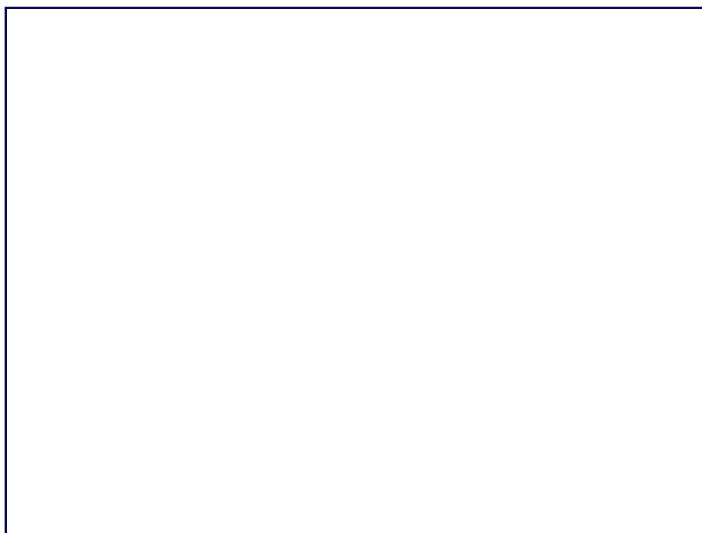
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

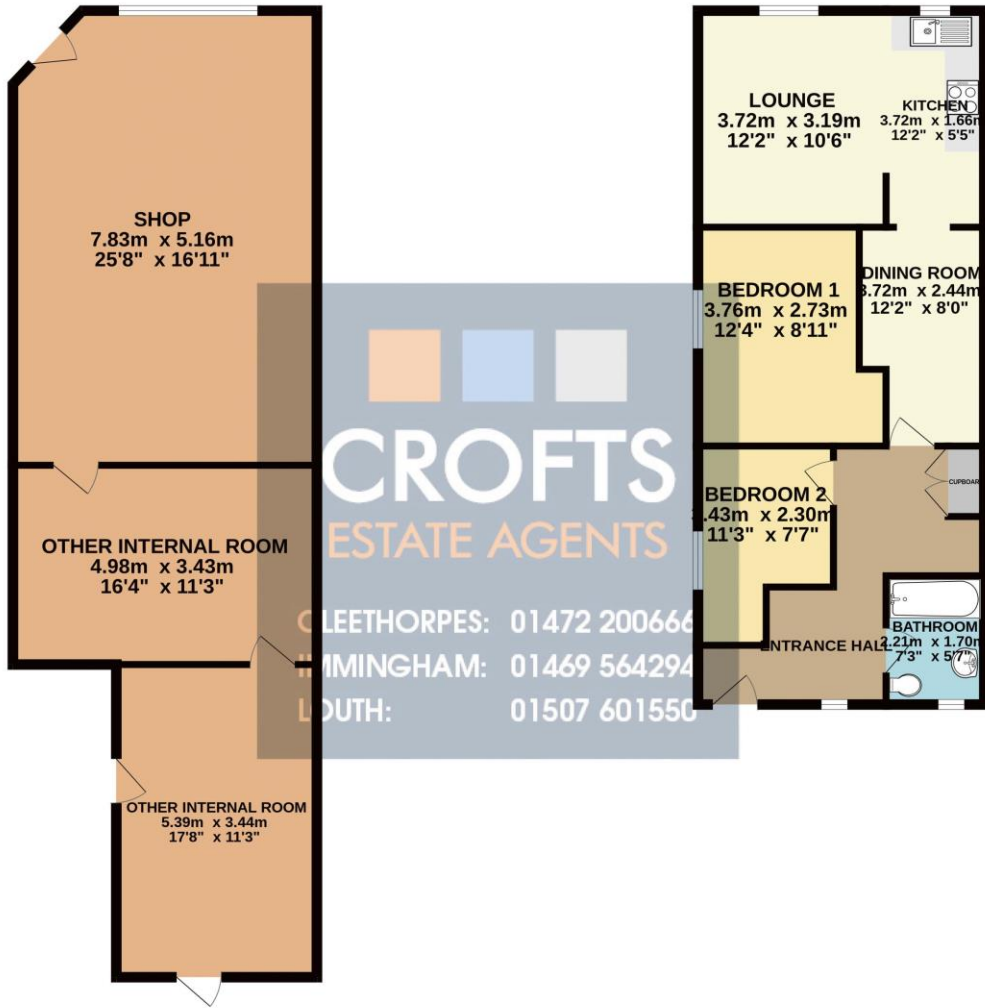
Mortgage and Financial Advice

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



BASEMENT
75.7 sq.m. (815 sq.ft.) approx.

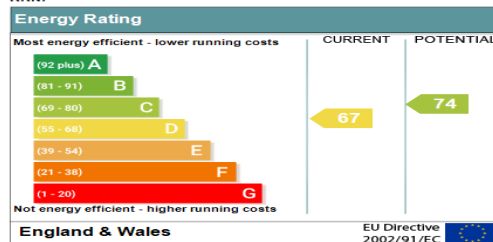
GROUND FLOOR
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 133.8 sq.m. (1440 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.
 Made with Metropix ©2023

Address: 96a , Farebrother Street, Grimsby, DN32 0JU
 RRN:



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.