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



**3 Portland Place
Grimsby
DN32 0AB**

**Offers in the Region Of
£225,000**

Coming to the market with NO FORWARD CHAIN is this superbly presented two bedroom semi detached bungalow. Set on a quiet Cul-de-sac away from the main road but with easy access to Grimsby and Cleethorpes via bus or car this property makes the perfect down sizer whilst still feeling of good proportion. On a splayed plot getting wider and it goes back the property offers wide well presented private rear gardens with patio and decking whilst a low maintenance frontage allows parking for multiple cars and or caravan etc, there is also potential to build a garage with the correct planning. The property briefly comprises entrance hall, lounge, kitchen diner, two bedrooms and family bathroom internally and is tastefully and neutrally decorated throughout. A great buy in a super location!

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 :

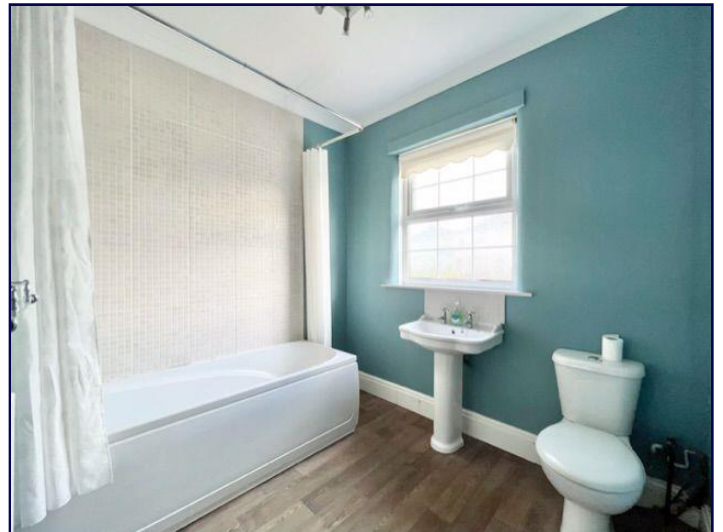
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Entrance hall

9' 5" x 3' 0" (2.86m x 0.91m)

A small entrance hall has uPVC frosted door from small covered porch with tiled floor and light over. The entrance hall has cream decor, picture rail, neutral carpet, pendant light and radiator.

Lounge

15' 1" x 12' 0" (4.60m x 3.67m)

A good sized lounge has large uPVC picture window to the rear garden, neutral carpet, cream decor wot coving, pendant light, radiator and wood fire surround with gas fire and marble inset and hearth.

Kitchen

13' 11" x 11' 7" (4.24m x 3.52m)

A cream colour kitchen has wood effect work tops over, cream one and a half sink drainer over, integral gas hob with extractor over, oven grill with space for tall fridge freezer and washing machine. The room has tiled splash backs, cream decor, tile effect vinyl flooring, uPVC window to the front, uPVC frosted window to the side and a four way light to the ceiling.

Dining room

9' 1" x 7' 6" (2.77m x 2.28m)

Open plan to the kitchen area the dining space has uPVC French doors to the raised decking area, tile effect vinyl floor, complimentary two tone decor to coving, radiator and three way light over.

Bedroom One

11' 9" x 13' 11" (3.57m x 4.23m)

A spacious main bedroom has large uPVC window to the rear, cream and white decor with picture rail, radiator, pendant light and neutral carpet.

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m)

A second double bedroom has neutral carpet, cream and white decor with picture rail, radiator, pendant light and uPVC window to the front.

Bathroom

7' 3" x 7' 11" (2.22m x 2.42m)

The bathroom has white three piece suite with telephone taps on the bath for showering. The room has cream splash back tiling, grey wood effect vinyl floor, frosted uPVC window with blind, radiator and four way ceiling light.

Front garden and parking

The front has open block paved driveway to block paved drive with parking for multiple multi types of vehicles with a gravel garden being of low maintenance also being able to be used for more parking. The front has mature hedge to the front and side with timber fence to the other side and to the rear garden with timber gate to access the rear. The side of the house has space and is wide enough to have a garage if the correct planning was gained.

Rear and side gardens

The rear garden is laid primarily to lawn with soil borders with concrete path back to the side leading to the gate to the front. The side of the garden has crazy paved patio area leading to a timber shed. The garden has a mix of mature hedge and tall 6 foot plus timber fence boundary to all sides leading to a good degree of privacy. The rear also benefits from a raised decking area that has steps down to the garden.

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 B: 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.

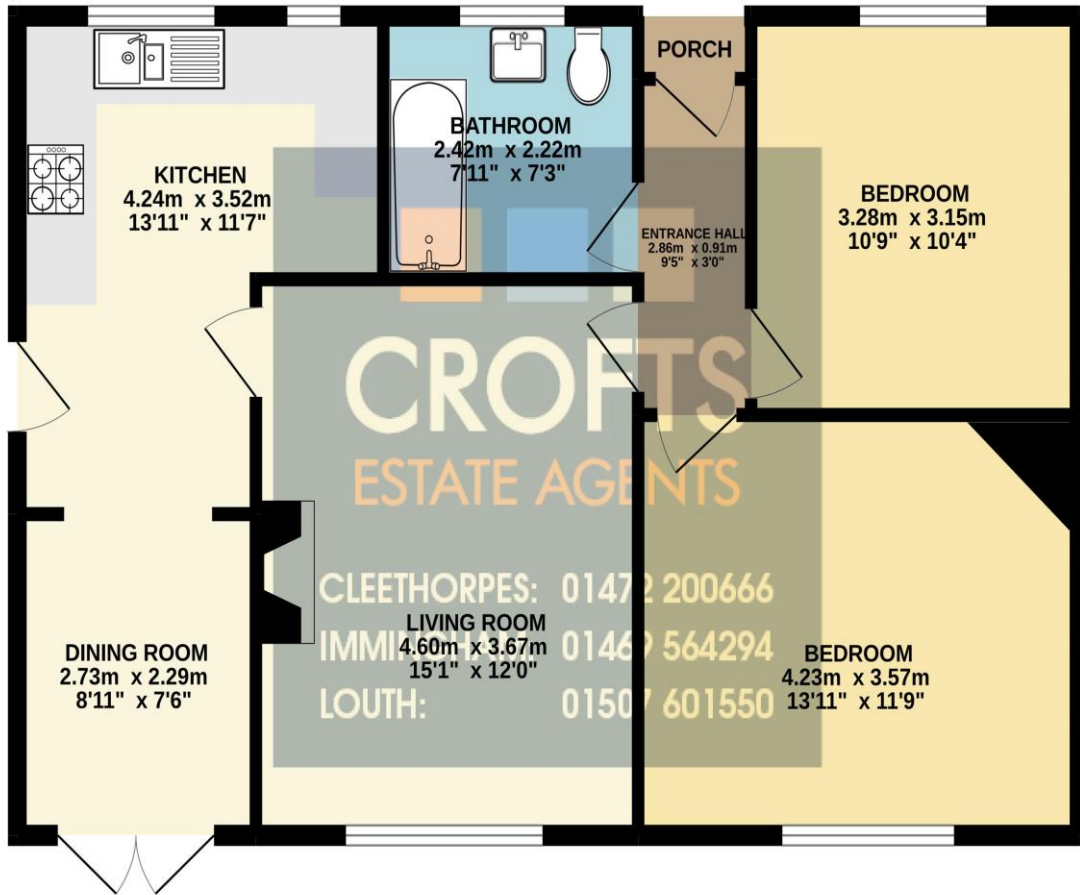
Mortgage and Financial Advice

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.



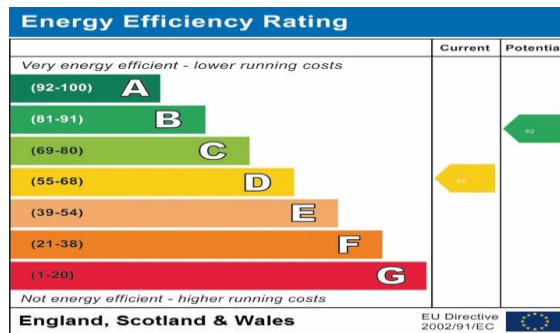
GROUND FLOOR
69.8 sq.m. (752 sq.ft.) approx.



TOTAL FLOOR AREA: 69.8 sq.m. (752 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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