



CROFTS ESTATE AGENTS

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



Columbia Road

Grimsby
DN32 8EA

£85,000

This two bedroom mid terrace property creates an ideal first time or investment purchase and is located within this established location. Offering the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance hallway, lounge, dining room, kitchen, landing, two bedrooms, well proportioned bathroom and a store. Front and rear gardens. Viewing is advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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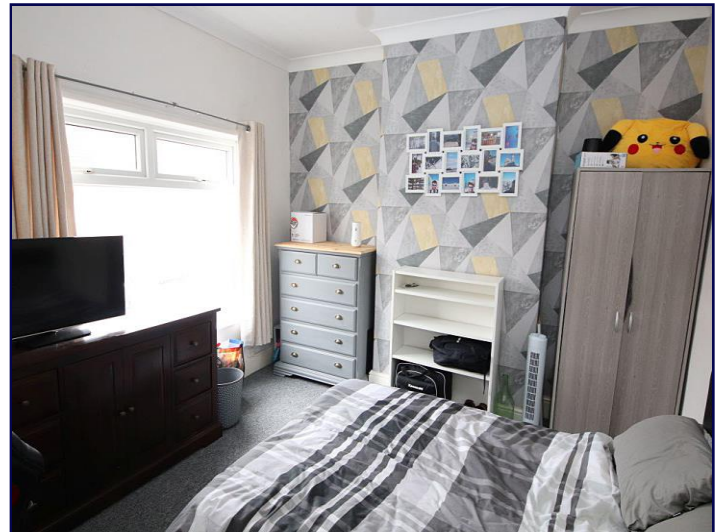
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Entrance Hallway

uPVC Georgian styled double glazed entry door to the front elevation. Door through to the dining room.

Dining Room

13' 0" x 11' 5" (3.96m x 3.48m)

uPVC double glazed window to the rear elevation. Central heating radiator. Door leading to the staircase to the first floor. Coving to the ceiling. Opening to the lounge.

Lounge

13' 9" x 9' 9" (4.19m x 2.97m)

With walk in uPVC double glazed bay window to the front elevation. Coving to the ceiling. Laminate flooring. Living flame gas fire. Central heating radiator.

Kitchen

20' 10" x 8' 6" (6.35m x 2.59m)

uPVC double glazed window to the side elevation and sliding patio doors to the rear. Offering a good complement of fitted wall and base units with complementary roll edged work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated double oven and four ring gas hob. Plumbing for a washing machine. Storage cupboard beneath the stairs. Central heating radiator. Down lighting.

First Floor Landing

Split level landing with central heating radiator and having loft access.

Bedroom One

11' 1" x 13' 4" (3.38m x 4.06m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bedroom Two

11' 3" x 10' 1" (3.43m x 3.07m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Store

8' 9" x 3' 1" (2.66m x 0.94m)

Previously a shower room and therefore could be put back into such for those wishing to do so. uPVC double glazed window to the side. Central heating radiator.

Bathroom

12' 1" x 8' 6" (3.68m x 2.59m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower mixer taps, w.c and a pedestal wash hand basin. Cupboard housing the Vokera gas boiler. Fully tiled walls. Central heating radiator.

Outside

The property offers gardens to the front and rear elevations, with the rear having patio area and lawn.

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

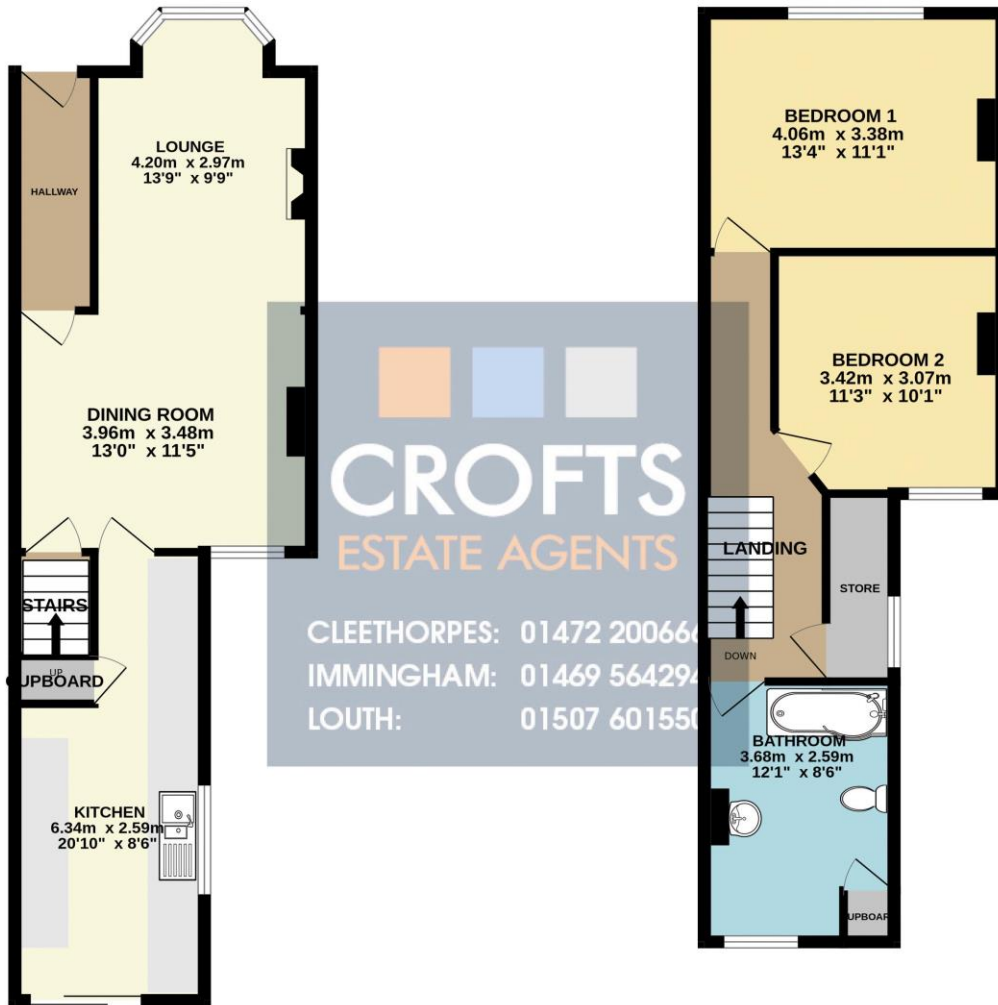
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
44.7 sq.m. (482 sq.ft.) approx.

1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 88.1 sq.m. (948 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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