



CROFTS ESTATE AGENTS

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



Richard Street

Grimsby
DN31 2PE

Offers in the Region Of
£74,000

****ATTENTION INVESTORS**** Crofts are pleased to bring to market this three bedroom terraced property situated on Richard Street in Grimsby. Currently tenanted at a rental figure of £475pcm this creates an ideal investment opportunity. The property is in a central location with easy access to both the town centre and the A180. Internally the property briefly comprises of an entrance hallway, two reception rooms, a kitchen and a bathroom downstairs. To the first floor there are three very good size bedrooms with the largest having built in storage. The property benefits from double glazing throughout and gas central heating. There is a low maintenance garden to the rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

uPVC double glazed entry door to the front.

Lounge

10' 5" x 8' 11" (3.18m x 2.73m)

uPVC double glazed window. Central heating radiator.

Dining Room

13' 8" x 12' 0" (4.17m x 3.67m)

uPVC double glazed window. Central heating radiator.

Kitchen

9' 4" x 7' 5" (2.84m x 2.26m)

Range of wall and base units with roll edge work surfacing and inset stainless steel sink and drainer. Central heating radiator. uPVC double glazed window and entry door to the side.

Bathroom

4' 7" x 7' 5" (1.39m x 2.26m)

Fitted with pedestal wash basin, w.c and bath. Central heating radiator. uPVC double glazed window.

First Floor Landing

Access to the three bedrooms.

Bedroom One

10' 5" x 12' 0" (3.18m x 3.67m)

Fitted wardrobe. uPVC double glazed window. Central heating radiator.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

uPVC double glazed window. Central heating radiator.

Bedroom Three

11' 1" x 7' 5" (3.39m x 2.26m)

uPVC double glazed window. Central heating radiator.

Outside

Property has a garden to the rear elevation.

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

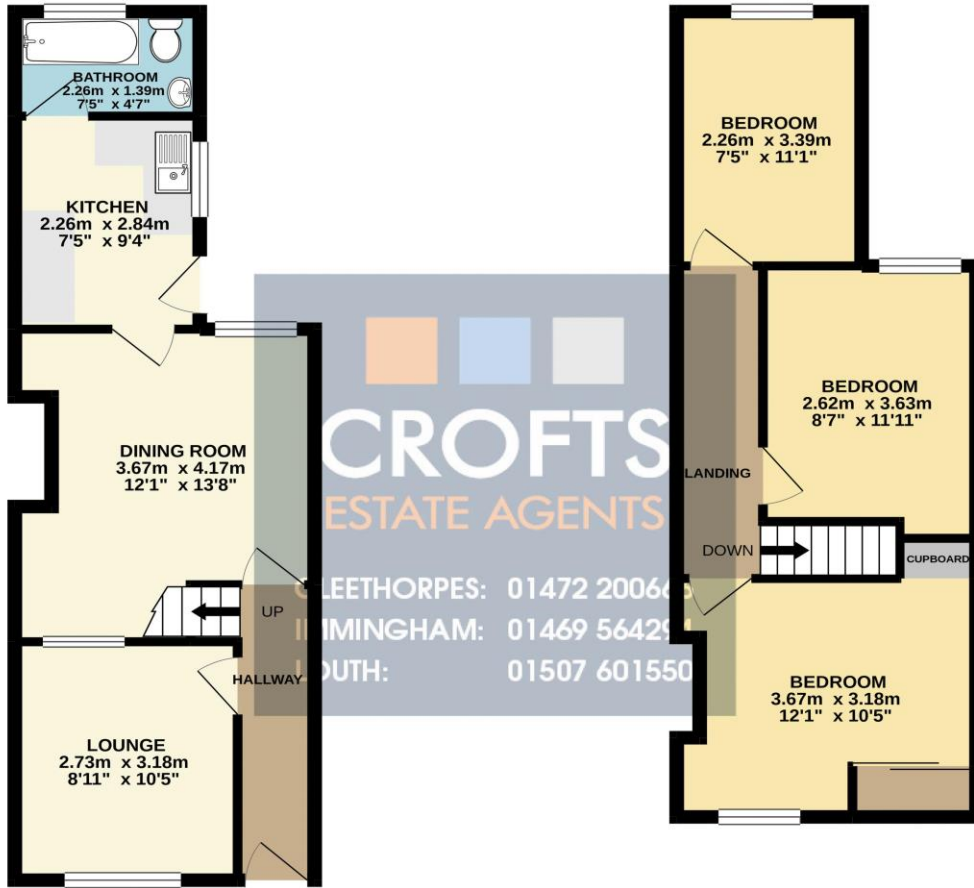
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
35.9 sq.m. (386 sq.ft.) approx.

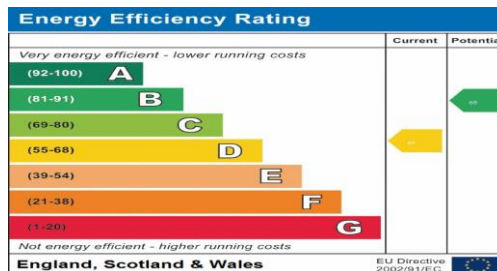
1ST FLOOR
34.2 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 70.1 sq.m. (755 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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