



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Duke Street

Grimsby
DN32 7RT

Offers in the Region Of
£60,000

****ATTENTION INVESTORS**** Crofts Estate Agents are pleased to offer for sale this ideal investment opportunity of a two bedroom terraced house close to local schools and amenities. Previously let at a monthly rent of £400pcm the property is currently offered for sale with no forward chain and vacant possession. The ground floor comprises of a large through living room, a good size kitchen leading onto the downstairs WC. The first floor has two good size bedrooms along with the bathroom at the top of the stairs. Gas central heating and double glazing. Garden to the rear.

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 :

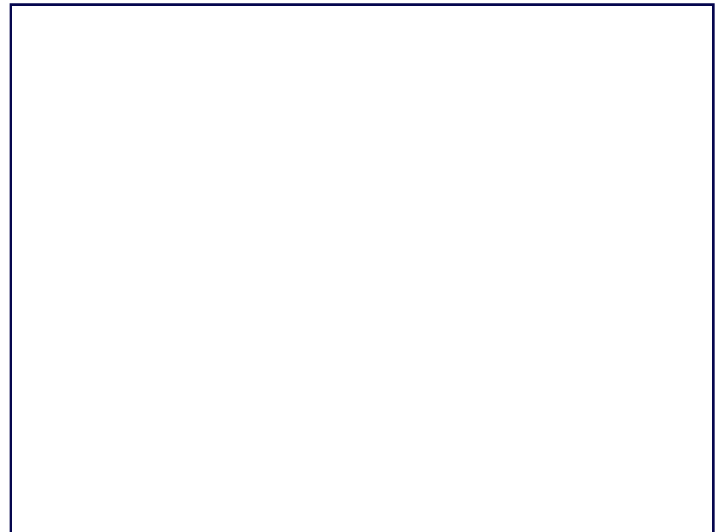
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Entry door to the front elevation.

Lounge Area

12' 6" x 10' 11" (3.82m x 3.33m)

uPVC double glazed window. Central heating radiator.

Dining Area

13' 6" x 13' 11" (4.12m x 4.23m)

uPVC double glazed window. Central heating radiator.

Kitchen

15' 2" x 7' 10" (4.63m x 2.4m)

Offering base units with roll edged surfacing over with inset sink and drainer. Window to the side elevation. Wall mounted gas boiler.

Lobby

Entry door out to the garden.

Cloakroom

3' 1" x 7' 10" (0.94m x 2.40m)

uPVC double glazed window to the side and having w.c.

First Floor Landing

Access to the bedrooms and bathroom.

Bedroom One

12' 6" x 13' 11" (3.82m x 4.23m)

uPVC double glazed window to the front. Central heating radiator.

Bedroom Two

13' 6" x 8' 7" (4.12m x 2.62m)

uPVC double glazed window. Central heating radiator.

Bathroom

15' 2" x 7' 10" (4.63m x 2.40m)

Windows to the rear and side elevations. Fitted with a w.c, wash basin and bath. Central heating radiator.

Outside

Garden to the rear.

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.

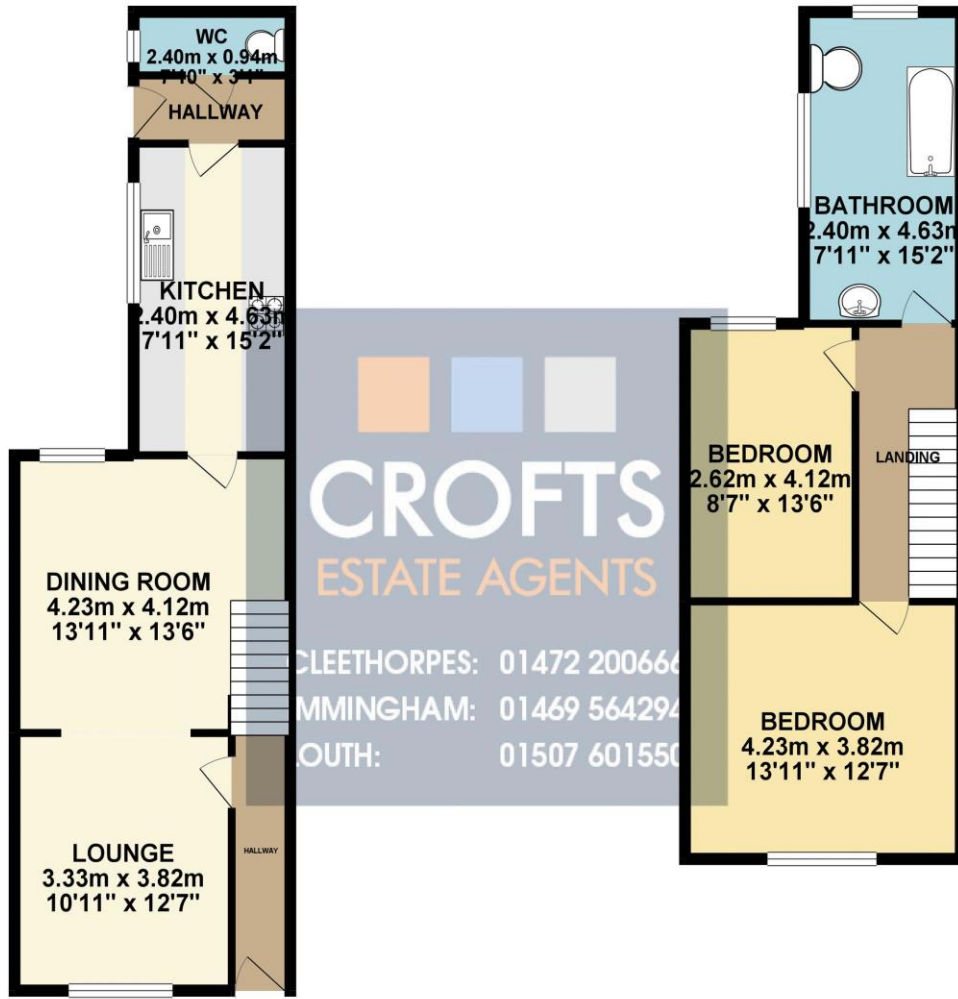
Mortgage and Financial Advice

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.

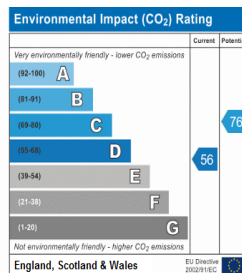
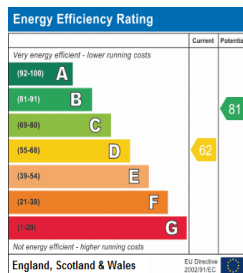
GROUND FLOOR 49.44 sq. m.
(532.18 sq. ft.)

1ST FLOOR 44.74 sq. m.
(481.58 sq. ft.)



TOTAL FLOOR AREA : 94.18 sq. m. (1013.76 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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