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



27 Silvergarth

Grimsby
DN32 8QR

£200,000

NO FORWARD CHAIN. Spacious detached bungalow located within the town of Grimsby. Ideal for anyone looking to downsize and create a lovely home. Requiring a scheme of modernisation but still a fantastic opportunity. Lovely plot with a degree of privacy with gardens to the front and rear with a driveway and a garage. Internal viewing reveals a spacious hallway, lounge-diner, breakfast kitchen, utility room, WC, three bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Porch

Entering the porch reveals a window to the side elevation and a carpeted floor.

Entrance Hall

The entrance hall reveals access to the loft, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Lounge/Diner

17' 2" x 11' 5" (5.23m x 3.49m)

The lounge-diner has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Breakfast Room

13' 5" x 9' 3" (4.08m x 2.81m)

With a window to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with units to base and eye level and a sink and twin drainer.

Utility room

The utility room has a window and door to the side elevation, a radiator and vinyl flooring. There is also plumbing for a washing machine.

WC

The WC has an opaque window to the rear elevation, a radiator, carpeted floor, WC and a basin.

Bedroom One

13' 0" x 10' 1" (3.97m x 3.08m)

Bedroom one has sliding patio doors to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

10' 2" x 10' 11" (3.09m x 3.32m)

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

Bedroom Three

11' 3" x 6' 6" (3.42m x 1.97m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

7' 11" x 7' 3" (2.41m x 2.21m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and bath.

Garage

The garage has an up and over door and electrics.

Outside

With a lawn to the front and a driveway providing off road parking and access to the garage. A gate provides access to the rear garden with a further lawn, established shrubs and a perimeter fence and conifers.

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 C: 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.

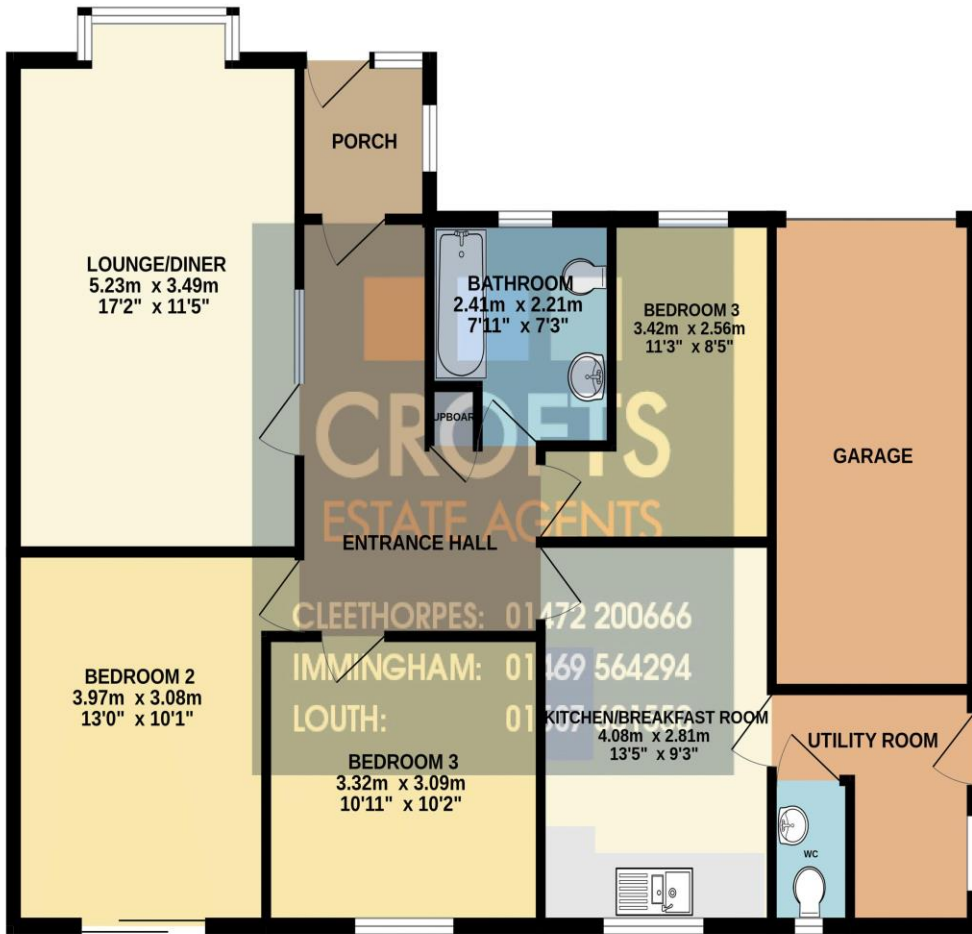
Mortgage and Financial Advice

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.



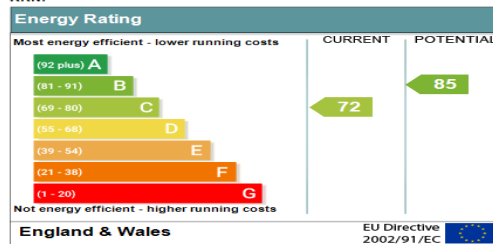
GROUND FLOOR
97.1 sq.m. (1045 sq.ft.) approx.



TOTAL FLOOR AREA: 97.1 sq.m. (1045 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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Address: 27 Silvergarth, GRIMSBY, DN32 8QR
RRN:



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