



CROFTS ESTATE AGENTS

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



Heneage Road

Grimsby
DN32 9NH

Offers in the Region Of
£123,950

Ideal first time purchase or a home for a young family. This property has been lovingly transformed into the home that it is today by the current owner and viewing comes highly advised. Nearby to the town centre of Grimsby, many local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three double bedrooms. With gardens to the front and rear both full of colour and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

12' 0" x 10' 2" (3.65m x 3.10m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room

11' 11" x 13' 7" (3.64m x 4.14m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place and access to the under stairs cupboard.

Kitchen

12' 0" x 9' 0" (3.67m x 2.74m)

The kitchen has a window and door to the side elevation, a vinyl floor and a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, dishwasher and an electric oven and gas hob with an extractor over.

Bathroom

5' 11" x 5' 9" (1.81m x 1.76m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin and bath with a mains shower and glass screen.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

12' 0" x 13' 7" (3.67m x 4.14m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Three

12' 1" x 9' 0" (3.69m x 2.74m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

Outside

The front garden is accessed through a gate and reveals a low maintenance area. The rear garden has a lawn, patio area ideal for alfresco dining with established shrubs and fruit trees with perimeter brick walls.

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.

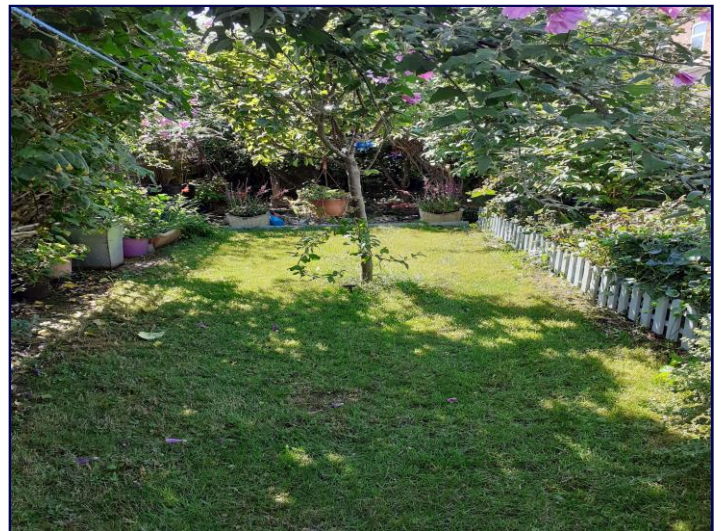
Property Management

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

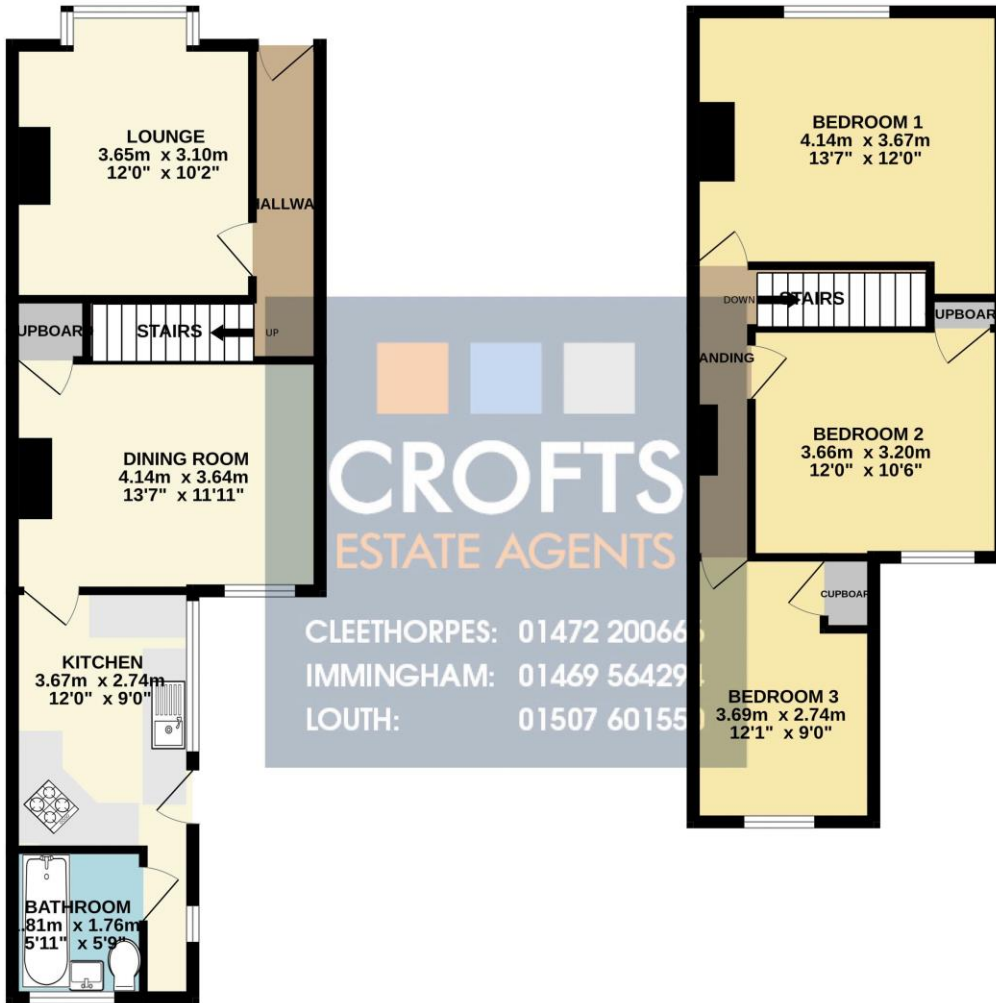
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.4 sq.m. (500 sq.ft.) approx.

1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA: 87.3 sq.m. (940 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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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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