



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Roberts Street

Grimsby
DN32 8DT

Offers in the Region Of
£77,500

NO CHAIN. Ideal purchase for first time buyer, family or investor with viewings highly advised. Requiring a scheme of modernisation but priced to reflect. Nearby to a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge-diner, kitchen and bathroom. With three bedrooms to the first floor. Gardens to the front and rear with the property also benefitting from uPVC double glazing. GAS IS CONNECTED TO THE PROPERTY WITH A BOILER AND GAS FIRES BUT THERE IS NO GAS CENTRAL HEATING.

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 Hall

Entering the property reveals the entrance hall.

Lounge/Diner

22' 6" x 10' 7" (6.85m x 3.23m)

The lounge-diner has dual aspect windows to the front and rear elevation.

Kitchen

12' 0" x 8' 11" (3.66m x 2.72m)

The kitchen has a window and door to the side elevation and a fitted kitchen with a sink and drainer.

Bathroom

5' 10" x 9' 4" (1.79m x 2.84m)

The bathroom has dual aspect windows to the rear and side elevation, a WC, basin and a bath.

First Floor Landing

The first floor landing has a built in cupboard.

Bedroom One

10' 8" x 13' 8" (3.24m x 4.16m)

Bedroom one has a window to the front elevation.

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Bedroom two has a window to the rear elevation.

Bedroom Three

11' 7" x 8' 11" (3.53m x 2.71m)

Bedroom three has a window to the rear elevation.

Outside

With a low maintenance front garden. The rear garden has a lawn and a patio area with a shed and a gate 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

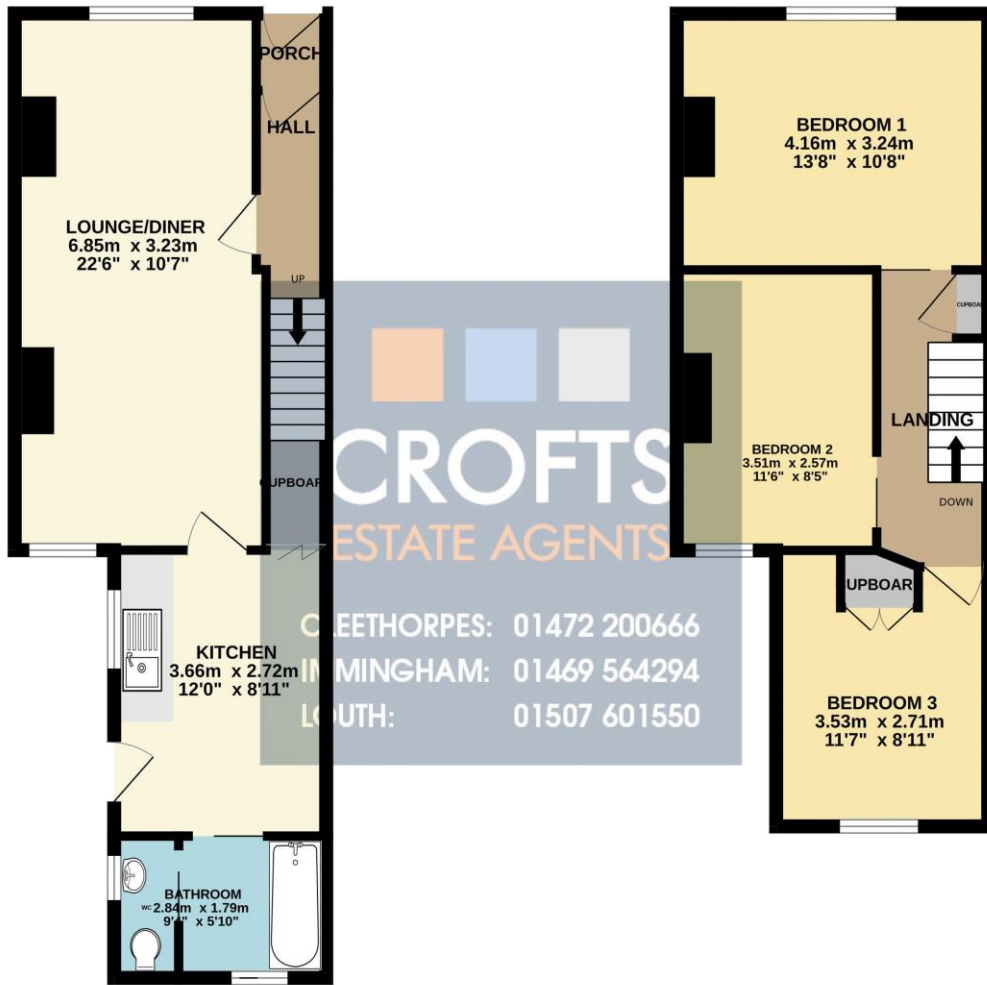
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.5 sq.m. (447 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (837 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.
Made with Metropix ©2024

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.