



CROFTS ESTATE AGENTS

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



Edge Avenue

Grimsby
DN33 2DW

£145,000

Crofts are pleased to present this smartly presented three bedroom end of terrace property to the market to sell with **NO FORWARD CHAIN**. Set in a Cul de sac style position with a lawn green to its front, this property will appeal to young families and investors alike and would rent in the region of £600 pcm. With local amenities and schools nearby. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms and the bathroom. With gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

With a window to the side elevation, a radiator and laminate flooring.

Lounge

12' 9" x 10' 7" (3.89m x 3.22m)

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

Dining room

10' 6" x 9' 0" (3.21m x 2.75m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen

10' 6" x 8' 4" (3.21m x 2.55m)

The kitchen has a window to the rear elevation, door to the side, a radiator and a tiled floor. There is also a fitted kitchen with a sink and drainer and plumbing for a washing machine.

Stairs and Landing

With a window to the side elevation, access to the loft and carpeted floor.

Bedroom One

13' 3" x 10' 3" (4.04m x 3.13m)

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

Bedroom Two

10' 2" x 9' 11" (3.11m x 3.02m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.19m)

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

Bathroom

5' 7" x 7' 7" (1.69m x 2.31m)

The bathroom has dual aspect windows to the rear and side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and bath with an electric shower over.

Garden

The front is accessed through a gate and enclosed by perimeter hedges and reveals a lawn to the front and the side. There are also two secure outside storage rooms, one with electrics. The rear garden has a further lawn, a patio area and is enclosed by perimeter fencing.

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.

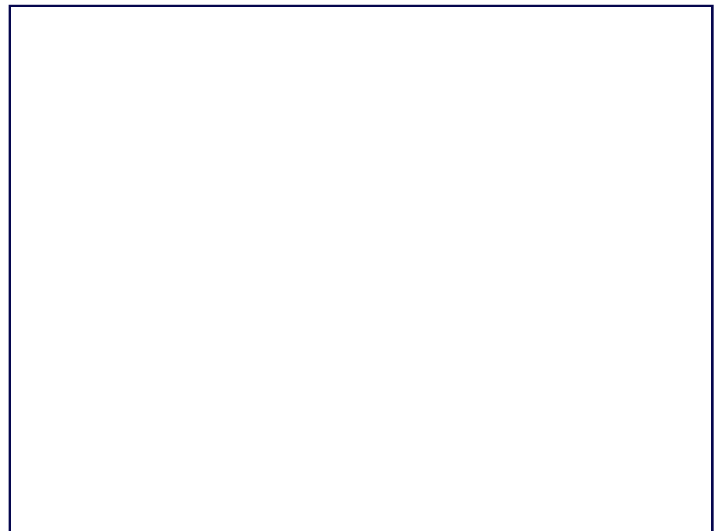
Property Management

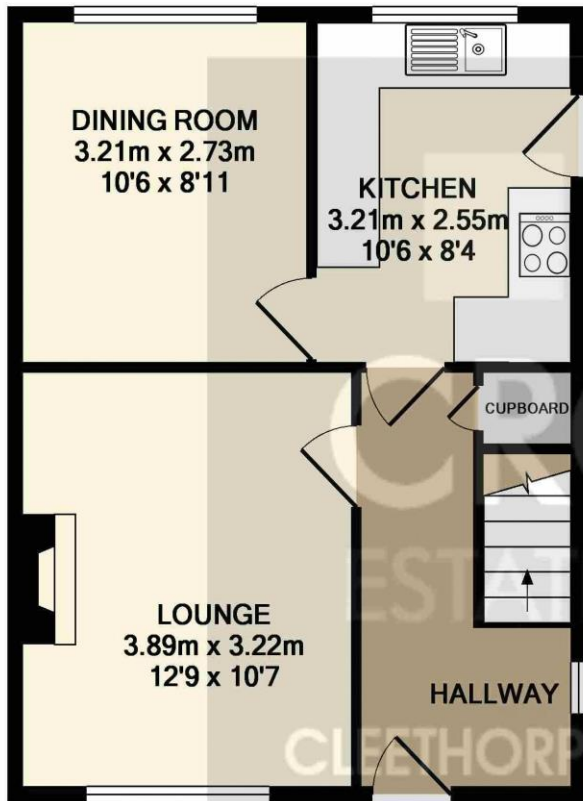
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

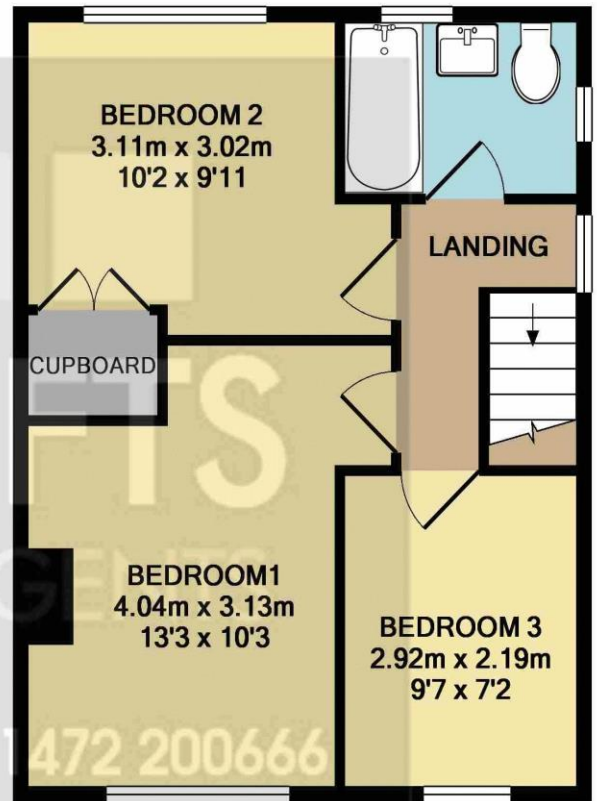
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





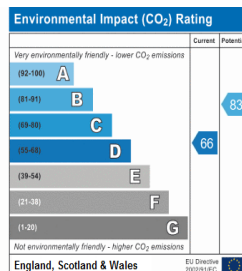
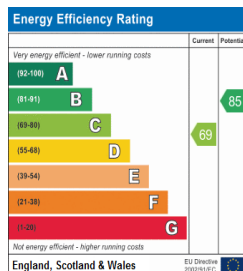
GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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