



CROFTS ESTATE AGENTS

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



175 Rutland Street
Grimsby
DN32 7ND

**Offers in the Region Of
£62,000**

****INVESTORS ONLY**** Early viewing is advised on this two bedroom mid terrace property which creates an ideal investment opportunity with the property currently tenanted who has been there for over ten years and has shown a strong interest in remaining within the property. Offering the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance hallway, through lounge / dining room, kitchen, lobby and w.c to the ground floor. To the first floor there is the landing, two double bedrooms and a well proportioned bathroom. Rear garden.

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Entrance Hallway

uPVC double glazed entrance door to the front. Staircase to the first floor.

Lounge

10' 10" x 9' 7" (3.307m x 2.910m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Opens to sitting/dining room.

Sitting/dining room

13' 1" x 9' 9" (3.977m x 2.973m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

Kitchen

10' 9" x 7' 11" (3.266m x 2.410m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with roll edged work surfacing with inset one and a half sink and drainer. Electric cooker point. Plumbing for a washing machine. Central heating radiator.

Lobby

uPVC double glazed entry door to the rear elevation. Central heating radiator.

W.C

3' 0" x 4' 4" (0.912m x 1.322m)

uPVC double glazed window to the rear elevation. Close coupled w.c and tiled splashback.

First Floor Landing

Access to the two bedrooms and bathroom.

Bedroom One

10' 10" x 12' 10" (3.296m x 3.918m)

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

Bedroom Two

13' 0" x 7' 6" (3.966m x 2.285m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bathroom

10' 3" x 7' 10" (3.134m x 2.393m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin, low level w.c and a panelled bath with mixer shower taps. Splashback tiling. Storage cupboard housing the gas boiler. Central heating radiator.

Outside

Garden to the rear aspect.

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. 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 and 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

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

