



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Huddleston Road

Grimsby  
DN32 8HJ

£95,000

NO CHAIN - IDEAL FOR A FIRST TIME BUYER OR INVESTOR - Mid terraced property located within a popular residential location. This property offers spacious accommodation, off road parking and a low maintenance rear garden. Situated within close proximity to local amenities, good bus links and only a short drive from Grimsby town centre itself. The property also falls within the catchment area of good primary and secondary schools. Internal viewing will reveal a spacious lounge-diner, fitted kitchen, three bedrooms and a bathroom. Externally there is off road parking to the front and a low maintenance garden to the rear. 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 Hallway**

Entering the property reveals a radiator and laminate flooring.

**Lounge/Diner**

24' 3" x 10' 5" (7.38m x 3.17m)

The lounge-diner has dual aspect windows to the front and rear elevation, a radiator and laminate flooring.

**Kitchen**

16' 0" x 7' 2" (4.88m x 2.18m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

**First Floor Landing**

The first floor landing reveals access to the loft and a carpeted floor.

**Bedroom One**

12' 9" x 10' 4" (3.89m x 3.16m)

Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

**Bedroom Two**

11' 8" x 8' 8" (3.55m x 2.65m)

Bedroom two has a window to the front elevation, a radiator and laminate flooring.

**Bedroom Three**

8' 8" x 7' 5" (2.63m x 2.25m)

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

**Bathroom**

6' 2" x 5' 4" (1.87m x 1.62m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower over.

**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](http://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](http://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**

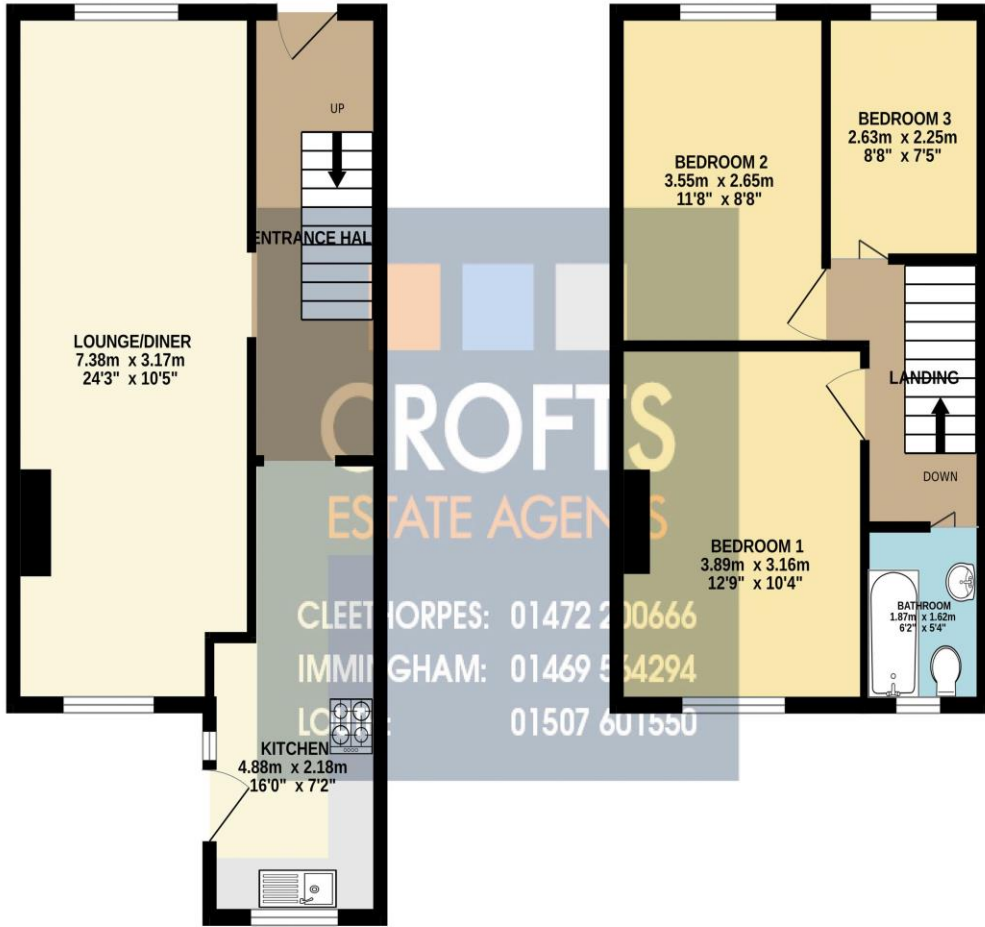
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
38.8 sq.m. (418 sq.ft.) approx.

1ST FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 72.8 sq.m. (784 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**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.