



CROFTS ESTATE AGENTS

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



Buller Street

**Grimsby
DN32 8BL**

**Offers in the Region Of
£70,000**

NO FORWARD CHAIN - END OF TERRACE - IDEAL FIRST TIME PURCHASE -
An end of terrace property located near to Grimsby town centre which boasts great proximity to many local amenities and schools. Benefitting from a freshly decorated ground floor, new kitchen, bathroom and damp course in July 2024, this property comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor there are three double bedrooms and a handy store room. With low maintenance gardens to the front and rear. The property also benefits from majority uPVC double glazing (except for store room) and 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

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Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

10' 4" x 9' 8" (3.16m x 2.95m)

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

Dining Room

10' 11" x 13' 1" (3.32m x 3.98m)

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

Kitchen

9' 6" x 7' 10" (2.89m x 2.39m)

The kitchen has a window to the side elevation, laminate flooring and a modern fitted kitchen with a sink and drainer and plumbing for a washing machine.

Lobby

Off the kitchen with laminate flooring and a door to the side elevation.

Bathroom

5' 5" x 7' 9" (1.66m x 2.36m)

The bathroom has an opaque window to the side elevation, a radiator and laminate flooring. There is also a modern suite with a WC, basin and a bath with complimentary tiling.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

10' 6" x 13' 1" (3.19m x 3.98m)

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

Bedroom Two

10' 11" x 10' 0" (3.34m x 3.04m)

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

Bedroom Three

11' 9" x 8' 0" (3.57m x 2.43m)

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

Store Room

6' 4" x 4' 9" (1.92m x 1.44m)

With an opaque window to the side elevation and a cupboard with the boiler inside.

Outside

With low maintenance gardens to the front and rear. The rear is a good size and is enclosed by perimeter fencing and walls.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

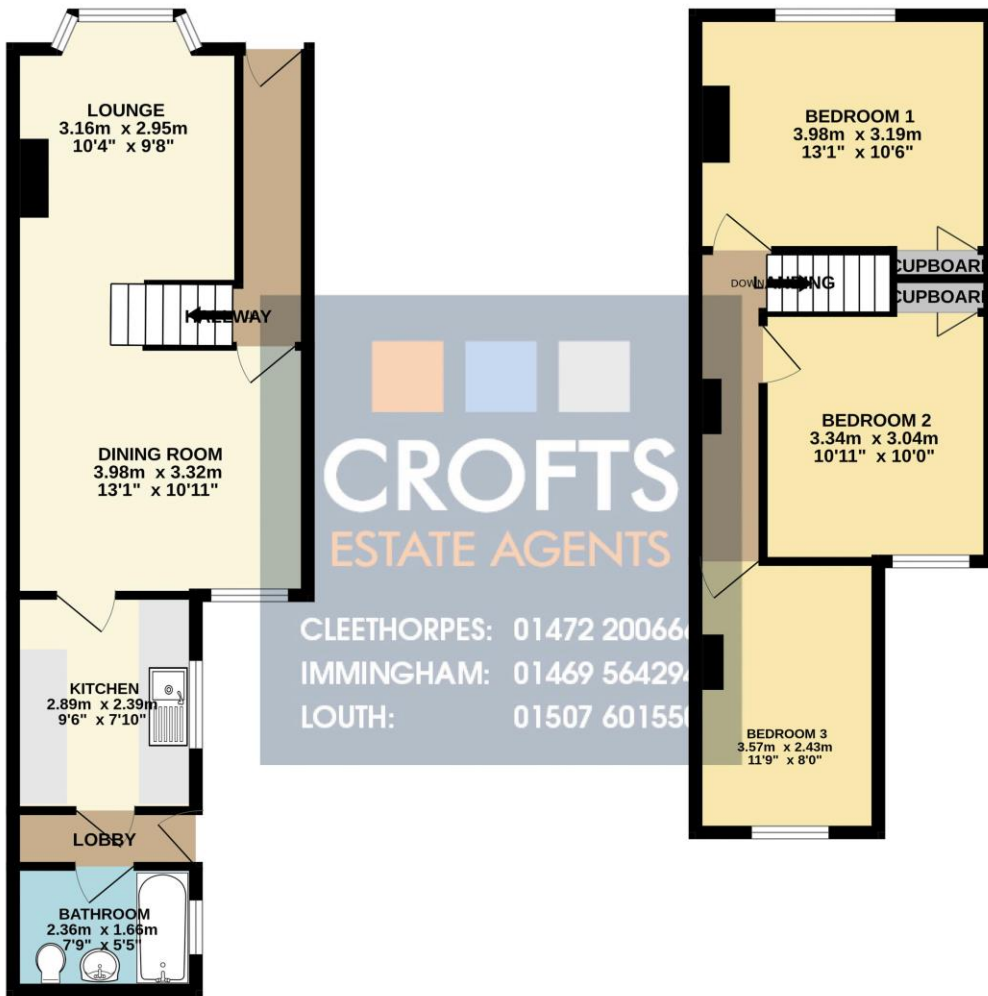
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.1 sq.m. (443 sq.ft.) approx.

1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



CLEETHORPES: 01472 20066
IMMINGHAM: 01469 56429
LOUTH: 01507 60155

TOTAL FLOOR AREA: 77.2 sq.m. (831 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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