



CROFTS ESTATE AGENTS

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



Arthur Street

Grimsby
DN31 2HS

Offers in the Region Of
£76,900

Coming to the market with NO FORWARD CHAIN is this superbly presented refurbished TWO BEDROOM mid terrace house. With fresh decor and new carpets, modern kitchen and bathroom, this property will most appeal to investors, buy to let landlords and first time buyers with the property ready to move into immediately. Rents in the area for this type of property and condition will rent for approximately £575 PCM. Briefly comprising lounge, dining room, kitchen and ground floor bathroom with two double bedrooms to the first floor, this property has a simple format that works well and is close to Grimsby town centre, with all of its amenities and transport links.

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 :

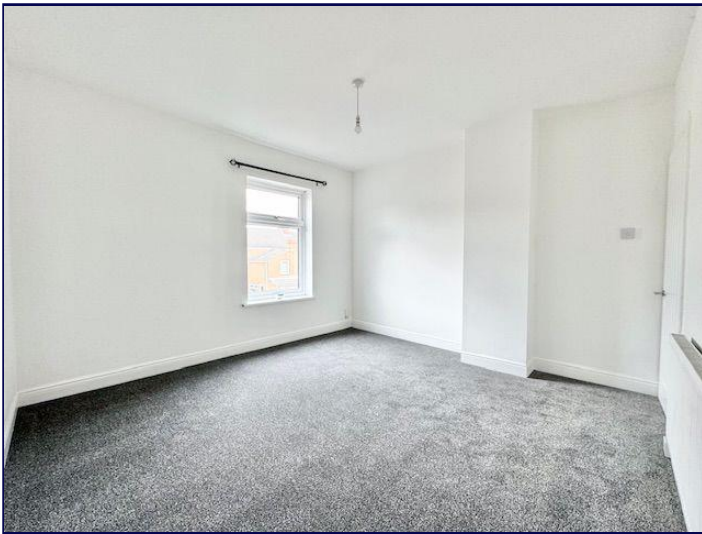
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Lounge

11' 1" x 12' 2" (3.38m x 3.72m)

uPVC frosted door into the room which has new white decor to coving, grey carpet, uPVC window to the front, radiator, white fire surround and hearth plus pendant light.

Dining room

11' 11" x 12' 2" (3.63m x 3.72m)

A second reception room has grey carpet, white decor, radiator, pendant light, under stairs storage, white fire surround and hearth and uPVC window to the rear.

Kitchen

12' 0" x 7' 4" (3.66m x 2.24m)

A modern white kitchen has charcoal work tops and stainless steel sink drainer over, brand new electric oven grill and integral gas hob with extractor, washing machine and tall fridge freezer, white metro tiled splash backs, grey tiled floor, uPVC frosted door and window to the rear, strip light and white decor to coving.

Family Bathroom

3' 11" x 7' 1" (1.2m x 2.17m)

The bathroom has large corner bath with shower off the taps, matching white WC and sink, blue tiled walls and complimentary vinyl tile effect flooring. The room has uPVC frosted window to the rear, radiator and ceiling light. There is also some built in storage in the bathroom that matches the units in the kitchen.

Stairs and landing

The stairs and landing have grey carpet plus white decor, there is a loft access and ceiling light to the landing area.

Bedroom One

11' 1" x 12' 2" (3.37m x 3.72m)

Double bedroom with grey carpet, white decor, uPVC window to the front, built in storage cupboard, radiator and pendant light.

Bedroom Two

12' 0" x 12' 2" (3.65m x 3.71m)

The second double room has uPVC window to the rear, grey carpet, white door, radiator, pendant light and built in storage cupboard.

Rear garden

The rear garden is laid to low maintenance concrete with soil border having mature planting. The garden has a timber fence to all sides with gate to rear alleyway.

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

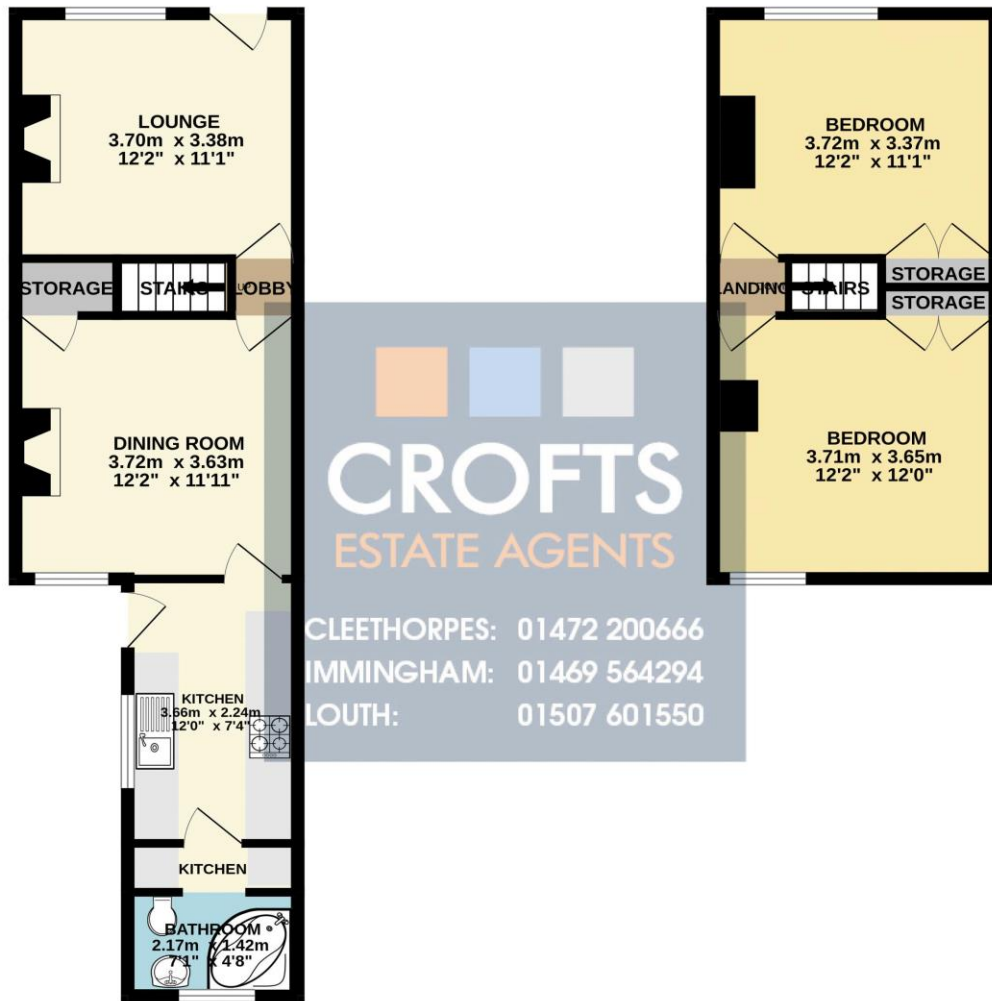
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.9 sq.m. (440 sq.ft.) approx.

1ST FLOOR
28.2 sq.m. (303 sq.ft.) approx.

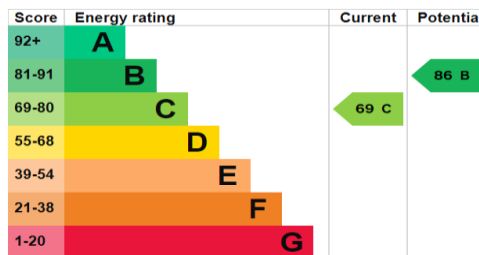


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LOUTH: 01507 601550

TOTAL FLOOR AREA: 69.0 sq.m. (743 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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