



CROFTS ESTATE AGENTS

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



The Ridgeway

Grimsby
DN34 5PG

Offers in the Region Of
£175,000

Offered for sale with no forward chain on the vendors side, Crofts are pleased to bring to the market this well presented and ready to move into two bedroom semi-detached bungalow. Enjoying the benefits of uPVC double glazing, gas central heating and solar panels, the property in question briefly comprises entrance porch, hallway, living room, kitchen, conservatory, shower room and two bedrooms. Front and rear gardens, with the rear enjoying views over the fields behind. Driveway and detached storage garage. Viewing is a must.

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Entrance Porch

uPVC double glazed entrance door to the side elevation. Inner door to the hallway.

Hallway

Offering loft access and coving to the ceiling. Central heating radiator.

Living Room

15' 8" x 11' 6" (4.782m x 3.493m)

Neutrally presented and having uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. A feature of the room is the installed log burner.

Kitchen

8' 8" x 10' 2" (2.632m x 3.108m)

uPVC double glazed window and entry door to the rear elevation. Fitted with wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring hob with brushed steel chimney extractor over. Integrated fridge and freezer. Tiling to the walls. Ideal gas boiler. Plumbing for a washing machine. Central heating radiator.

Conservatory

4' 8" x 16' 11" (1.425m x 5.152m)

Central heating radiator. Tiled flooring. uPVC double glazed windows to the rear and side elevations. Double glazed door out to the garden.

Shower Room

6' 6" x 5' 5" (1.975m x 1.657m)

With close coupled w.c, pedestal wash basin and shower cubicle with Triton shower. Tiling to the walls. uPVC double glazed window to the side elevation. Central heating radiator.

Bedroom One

12' 6" x 11' 0" (3.811m x 3.360m)

uPVC double glazed window. Central heating radiator. Fitted wardrobes.

Bedroom Two

8' 7" x 9' 10" (2.617m x 3.002m)

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

Outside

The property benefits from low maintenance front and rear gardens with the rear garden having the added bonus of views over the fields behind. Driveway and detached storage garage with light and power.

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 B: 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.

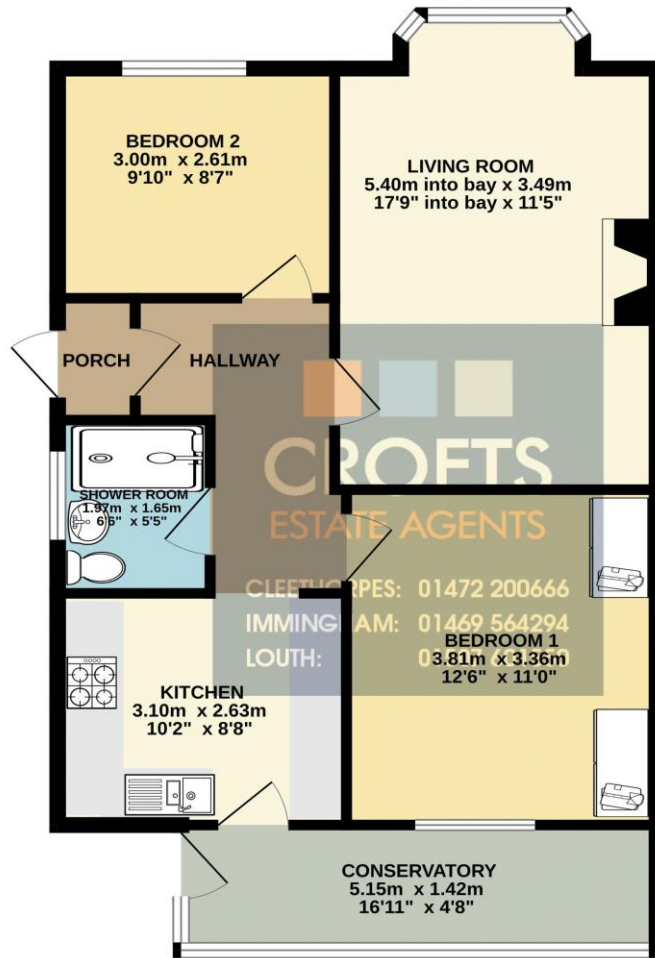
Mortgage and Financial Advice

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
63.6 sq.m. (685 sq.ft.) approx.



TOTAL FLOOR AREA : 63.6 sq.m. (685 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	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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