



CROFTS ESTATE AGENTS

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



Vivian Avenue

Grimsby
DN32 8QF

Offers in the Region Of
£239,000

NO FORWARD CHAIN - DESIRABLE LOCATION - A fantastic opportunity to purchase a spacious family home located off Weelsby Road. Coming to the market with viewings highly advised and requiring a scheme of modernisation. Nearby to a wide variety of local amenities and schools as well as Peoples Park and the town centres of both Grimsby and Cleethorpes. Internal viewing will reveal the entrance hall, spacious lounge, dining room, kitchen and WC all to the ground floor. The first floor reveals three bedrooms and the bathroom. Externally there are gardens to the front and rear with a driveway providing off road parking and an extended garage. 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 Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Lounge

22' 0" x 11' 11" (6.71m x 3.64m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also double doors to the dining room.

Dining Room

9' 11" x 10' 5" (3.02m x 3.18m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Lobby

With a window to the rear elevation, a door to the side, a radiator and a tiled floor.

Kitchen

14' 5" x 12' 5" (4.40m x 3.78m)

The kitchen has a two windows to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and an electric oven and hob.

WC

The WC has an opaque window to the rear elevation, a tiled floor and a WC and basin.

First Floor Landing

With an opaque window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

15' 0" x 11' 11" (4.56m x 3.64m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Two

9' 5" x 8' 0" (2.87m x 2.43m)

Bedroom two has two windows to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

15' 1" x 7' 2" (4.61m x 2.19m)

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

Bathroom

7' 2" x 7' 9" (2.19m x 2.35m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a three piece suite with a WC, basin and a bath with a mains shower.

Garage

The extended garage has an up and over and also a door with two windows to the side.

Outside

The front garden has a lawn with established shrubs. There is also a driveway providing off road parking. A gate then opens to reveal a continuation of the driveway and then the rear garden with a further lawn and an array of established shrubs. There is also a small patio which is ideal alfresco dining.

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 C: 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
54.9 sq.m. (591 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (460 sq.ft.) approx.

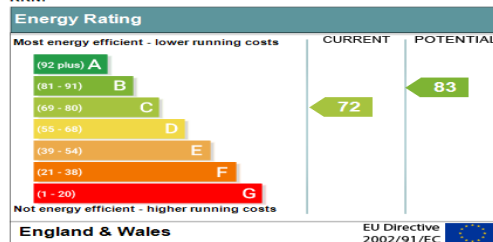
GARAGE
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA: 120.1 sq.m. (1293 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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Address: 21 Vivian Avenue, GRIMSBY, DN32 8QF
 RRN:



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