



CROFTS ESTATE AGENTS

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



Fairmont Road

Grimsby
DN32 8DX

£88,000

NO FORWARD CHAIN - IDEAL FIRST TIME PURCHASE - GREAT INVESTMENT PROPERTY WITH RENTS APPROX £575 PCM - A spacious and neutral property which will appeal to a wide variety of buyers. Located within close proximity to Grimsby town centre and local schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. The first floor reveals two double bedrooms. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

10' 2" x 9' 9" (3.10m x 2.97m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

11' 3" x 13' 2" (3.43m x 4.01m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen

11' 4" x 7' 11" (3.45m x 2.41m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Bathroom

4' 10" x 7' 10" (1.47m x 2.39m)

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

Stairs

Carpeted stairs lead to the bedrooms.

Bedroom One

11' 3" x 13' 2" (3.43m x 4.02m)

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

Bedroom Two

10' 2" x 13' 2" (3.11m x 4.02m)

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

Outside

With a low maintenance garden to the front. The rear garden has a lawn, a patio area ideal for alfresco dining and is enclosed by perimeter walls with fencing. There is also a gate to a passage.

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

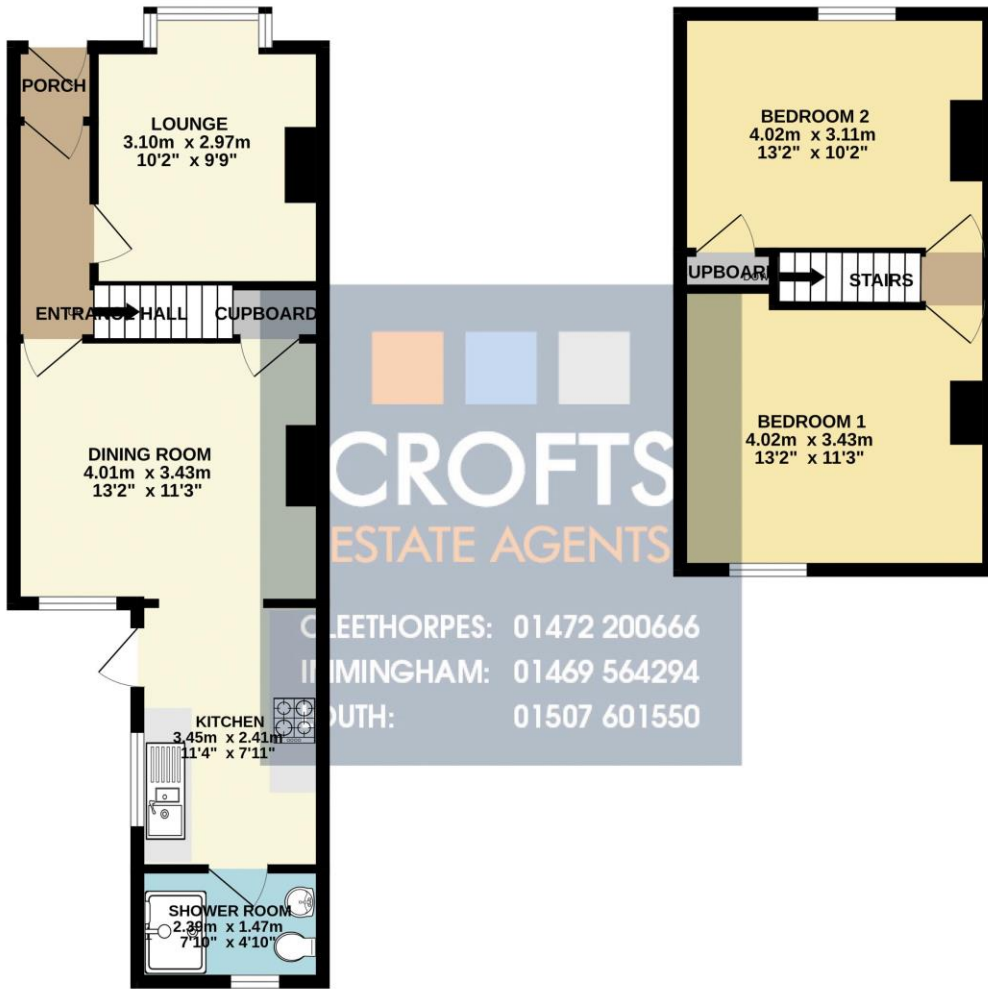
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.5 sq.m. (436 sq.ft.) approx.

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



TOTAL FLOOR AREA: 68.7 sq.m. (739 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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