



# CROFTS ESTATE AGENTS

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



## St. Olafs Grove

Grimsby  
DN32 0HA

Offers in the Region Of  
£117,500

Offered for sale with no chain on the vendors side, we are pleased to be able to bring to the market this well presented three bedroom mid terraced house which creates an ideal purchase for a range of buyers and is located only a short walk from the main town centre. Offering the benefits of gas central heating and uPVC double glazing, this pleasant home briefly comprises entrance hallway, bay fronted lounge, kitchen opening to a dining area, walk in pantry, lobby and utility area. To the first floor there is the landing, three bedrooms and a modern bathroom. Front and rear gardens. Early viewing is advised.

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#### Entrance Hallway

14' 3" x 5' 6" (4.352m x 1.674m)

With decorative double glazed entry door to the front elevation, the hallway is pleasantly presented. Coving to the ceiling. Laminate flooring. Central heating radiator. Staircase with storage cupboard beneath.

#### Lounge

14' 3" plus bay x 11' 7" (4.331m x 3.540m)

Tastefully presented and having walk in uPVC double glazed bay to the front elevation. Central heating radiator. A focal point of the room is created by the electric fire and surround.

#### Kitchen

8' 11" x 8' 1" (2.726m x 2.455m)

Offering a range of wall and base units with complementary work surfacing incorporating a bowl sink and drainer. Gas cooker point. Tiled flooring. uPVC double glazed window to the rear elevation. Walk in pantry which has a uPVC double glazed window and contains the gas boiler. The kitchen opens to the dining area.

#### Dining Area

8' 11" x 8' 11" (2.725m x 2.722m)

uPVC double glazed window to the rear elevation. Tiled flooring. Central heating radiator.

#### Lobby

uPVC double glazed entry door leading out to the garden. Access to the utility area.

#### Utility

2' 6" x 5' 11" (0.754m x 1.803m)

A store to the rear of the property which offers plumbing for a washing machine. uPVC double glazed window to the rear.

#### First Floor Landing

Coving and loft access to the ceiling.

#### Bedroom One

12' 0" x 10' 7" (3.666m x 3.223m)

uPVC double glazed window to the front elevation. Coving to the ceiling. central heating radiator.

#### Bedroom Two

11' 3" x 10' 7" (3.434m x 3.231m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard. Coving to the ceiling.

#### Bedroom Three

6' 8" x 8' 8" (2.043m x 2.639m) max

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

**Bathroom**

5' 5" x 6' 7" (1.652m x 2.019m)

A modern bathroom equipped with P-shaped shower bath with screen and shower over, pedestal wash basin and close coupled w.c. Tiling to the walls. Chrome styled central heating towel radiator.

**Outside**

This lovely home enjoys gardens to the front and rear elevations. With established front garden having mature shrubs and hedging, and a rear garden with lawn and fenced perimeter and enjoying a sunny aspect.

**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](http://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](http://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**

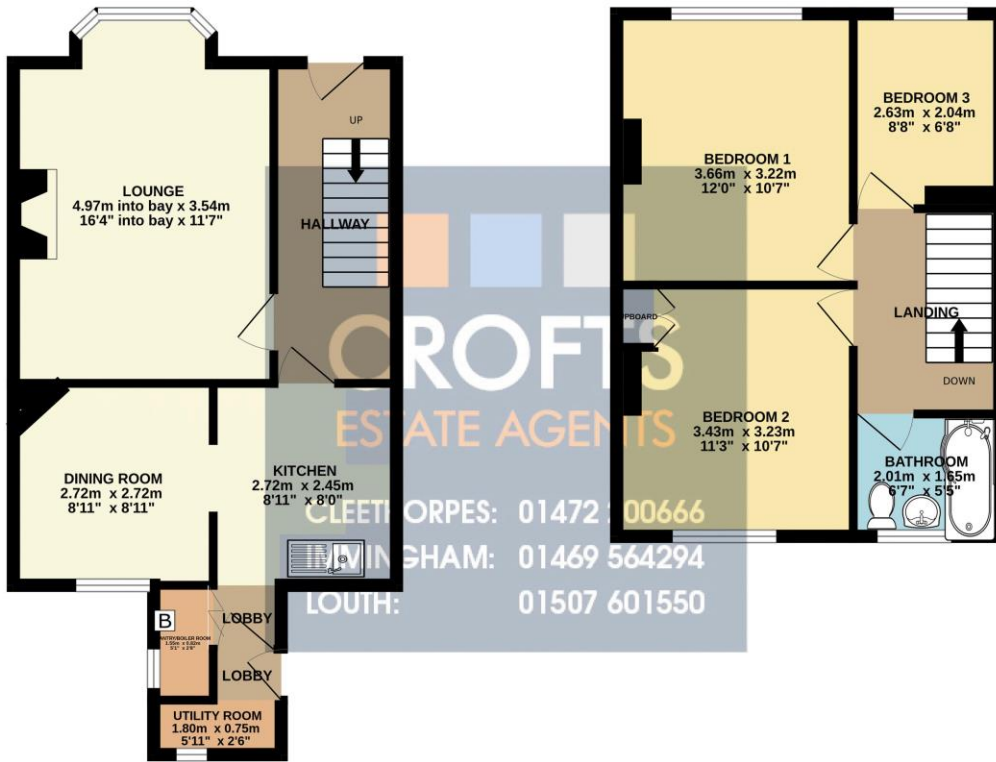
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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. (441 sq.ft.) approx.

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



TOTAL FLOOR AREA: 77.0 sq.m. (829 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		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.