



CROFTS ESTATE AGENTS

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



Fraser Street

Grimsby
DN32 8AQ

Crofts Estate Agents are pleased to offer for sale with NO FORWARD CHAIN this spacious terrace property which is located within close proximity to Grimsby town centre. Internal viewing will reveal a lounge, dining room and a fitted kitchen and bathroom. To the first floor there are three bedrooms making it ideal for a family. There are low maintenance front and rear gardens and the property also benefits from uPVC double glazing and gas central heating throughout..

Offers in the Region Of
£74,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

13' 0" x 10' 5" (3.97m x 3.17m)

The lounge is accessed through a uPVC front door with a uPVC window to the front elevation, a radiator and carpeted floor.

Dining Room

15' 5" x 12' 9" (4.69m x 3.89m)

The dining room has a uPVC window to the rear elevation, a radiator and carpeted floor.

Kitchen

12' 8" x 7' 10" (3.85m x 2.39m)

The kitchen has a uPVC window to the side elevation, vinyl flooring and a range of fitted units to base and eye level with a stainless steel sink and drainer and complimentary tiling.

lobby

A lobby area has a uPVC door to the rear garden and vinyl flooring.

Bathroom

7' 9" x 6' 7" (2.37m x 2.01m)

The bathroom has an opaque uPVC window to the rear elevation, a heated towel rail and vinyl flooring. There is also a white three piece suite.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

13' 2" x 10' 6" (4.01m x 3.19m)

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

Bedroom Two

12' 4" x 9' 11" (3.76m x 3.02m)

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

Bedroom Three

12' 7" x 7' 10" (3.84m x 2.40m)

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

Outside

Both the front and rear gardens are low maintenance.

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.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

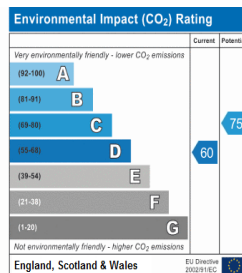
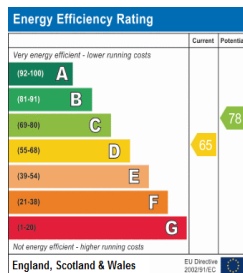




GROUND FLOOR
 APPROX. FLOOR
 AREA 46.9 SQ.M.
 (505 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.6 SQ.M. (943 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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