



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Tasburgh Street

Grimsby
DN32 9LB

Offers in the Region Of
£84,950

INVESTORS ONLY - CURRENTLY TENANTED FOR £550 PCM - An end terrace property situated within the close proximity to Grimsby town centre. An opportunity for a landlord to purchase a property with a tenant who is described as being "Excellent" by the current landlord. Nearby to a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms and a WC. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

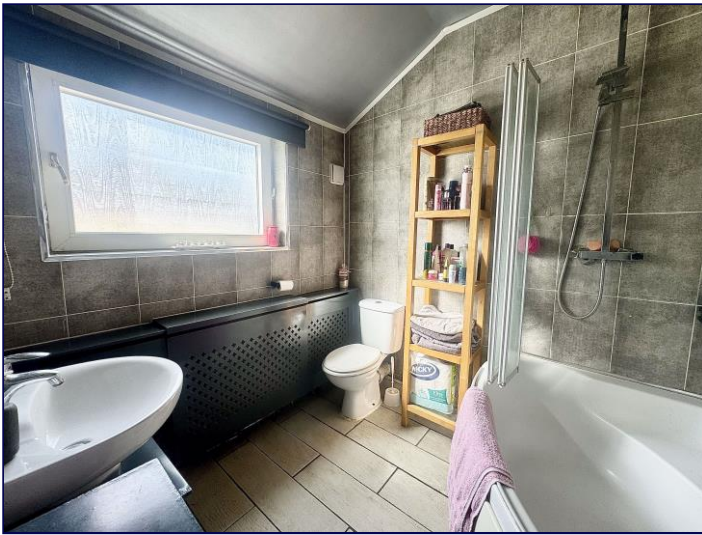
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info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

12' 7" x 11' 9" (3.83m x 3.58m)

The lounge has a window to the front elevation and a carpeted floor.

Dining Room

12' 8" x 12' 4" (3.85m x 3.76m)

The dining room has French doors to the rear elevation, a radiator and laminate flooring.

Kitchen

14' 1" x 8' 11" (4.29m x 2.72m)

The kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bathroom

6' 7" x 7' 7" (2.01m x 2.31m)

The bathroom has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a corner bath with a mains shower over.

First Floor Landing

The first floor landing had a carpeted floor and two built in cupboards, one of which houses the boiler.

Bedroom One

12' 8" x 14' 7" (3.87m x 4.45m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

12' 11" x 9' 9" (3.93m x 2.98m)

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

Bedroom Three

11' 2" x 9' 0" (3.40m x 2.74m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a door into a room with a WC and a corner basin.

Outside

There are low maintenance gardens to the front and rear.

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.

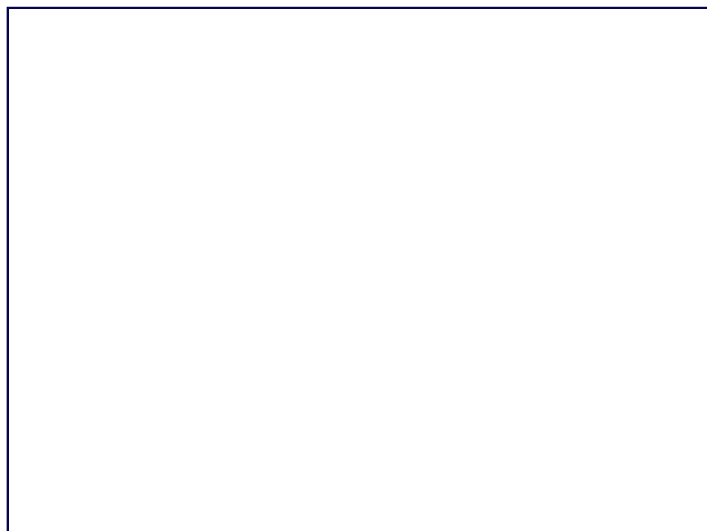
Property Management

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

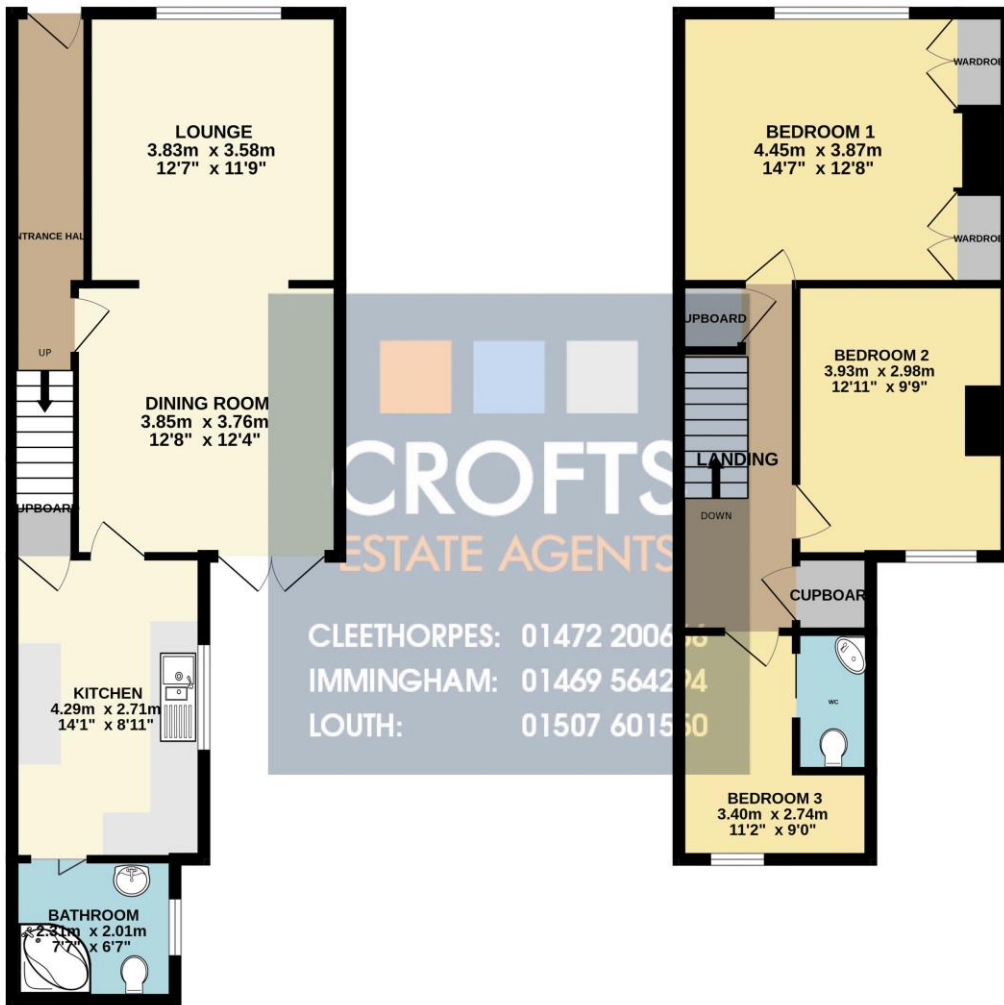
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
51.9 sq.m. (559 sq.ft.) approx.

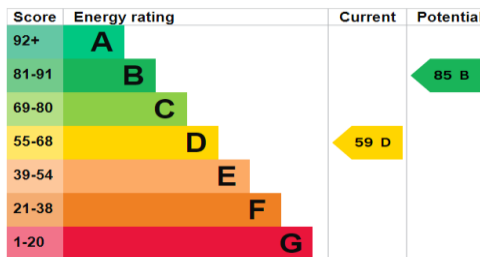
1ST FLOOR
46.2 sq.m. (497 sq.ft.) approx.



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LOUTH: 01507 601500

TOTAL FLOOR AREA: 98.1 sq.m. (1056 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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