



# 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



## Cambridge Road

Grimsby  
DN34 5EB

£93,000

Early viewing is highly advised on this three bedroom end of terrace which creates this ideal investment or first time property purchase set within this established area. Offered for sale with no forward chain on the vendors side, the property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, conservatory, breakfast kitchen, side lobby, landing, three bedrooms and a bathroom. Front and rear gardens, with the rear being of a good size.

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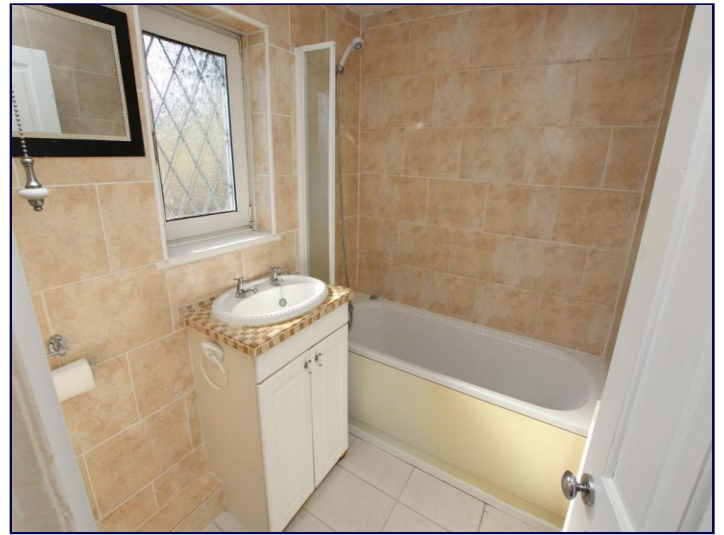
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### Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor accommodation.

### Lounge

18' 3" x 11' 0" (5.559m x 3.354m)

A lovely sized living space with a uPVC double glazed window to the front elevation and bi folding doors to the rear leading through to the conservatory. Central heating radiator.

### Conservatory

10' 7" x 8' 1" (3.234m x 2.474m)

The conservatory is a uPVC double glazed conservatory set upon a low walled base and has uPVC double glazed French doors to the side.

### Kitchen

17' 9" x 13' 1" (5.413m x 3.979m) max

A L shaped breakfast kitchen which offers a good range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Electric and gas cooker point. Plumbing and space for a washer and dryer. Splashback tiling. Tiled flooring. Ideal gas boiler. Central heating radiator. uPVC double glazed windows to the rear and side elevations, along with side entry door.

### First Floor Landing

uPVC double glazed window to the rear elevation. Coving and loft access to the ceiling. Gas wall heater.

### Bathroom

5' 5" x 9' 8" (1.661m x 2.949m) max

With Two uPVC double glazed windows to the rear elevation and being fitted with a low level w.c, vanity wash hand basin and panelled bath with shower and screen over. Tiling to the walls. Central heating radiator.

### Bedroom One

12' 4" x 9' 9" (3.763m x 2.982m)

uPVC double glazed window to the front elevation. Central heating radiator. Built-in wardrobe and storage cupboards.

### Bedroom Two

10' 1" x 11' 1" (3.085m x 3.379m)

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

### Bedroom Three

7' 10" x 8' 2" (2.391m x 2.498m)

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

## Outside

The property offers gardens to the front, side and rear elevations. The rear garden is a good size and ideal for the family market and enjoys a sunny aspect. To the front of the properties there is a communal parking area.

## 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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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 enquires, 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.