



# CROFTS ESTATE AGENTS

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



## Columbia Road

Grimsby  
DN32 8ED

£70,000

Offered for sale with no forward chain on the vendors side, this two bedroom mid terrace property creates an ideal investment or first time purchase opportunity. Having double glazed windows and gas central heating, the accommodation comprises entrance porch, hallway, two reception rooms, kitchen and ground floor bathroom. To the first floor there are two double bedrooms. Front and rear gardens.

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#### **Entrance Porch**

Georgian styled entry door to the front elevation. Inner door through to the hallway.

#### **Hallway**

With central heating radiator, the hallway has a staircase leading to the first floor. Laminate flooring.

#### **Lounge**

12' 4" into bay x 9' 8" (3.767m x 2.954m)  
uPVC double glazed bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Gas fire with surround.

#### **Dining Room**

14' 3" maximum x 13' 2" (4.334m x 4.013m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Gas fire with surround. Laminate flooring. Coving to the ceiling. Understairs cupboard.

#### **Kitchen/Breakfast Room**

12' 7" x 7' 11" (3.837m x 2.411m)  
uPVC double glazed window and an entry door to the side elevation. Equipped with a range of wall and base units with contrasting work surfacing with splashback and inset sink. Gas cooker point. Plumbing for a washing machine. Wall mounted Ideal gas boiler.

#### **Bathroom**

5' 7" x 7' 11" (1.691m x 2.401m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Equipped with a panelled bath, pedestal wash hand basin and w.c. Tiled splashback.

#### **First Floor Landing**

Access to the two bedrooms.

#### **Bedroom One**

10' 3" x 13' 1" (3.117m x 3.983m)  
uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

#### **Bedroom Two**

11' 4" x 13' 2" (3.445m x 4.012m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard.

#### **Outside**

The property offers gardens to both the front and rear elevations.

**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**

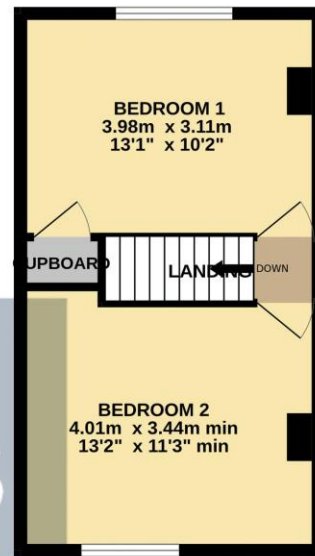
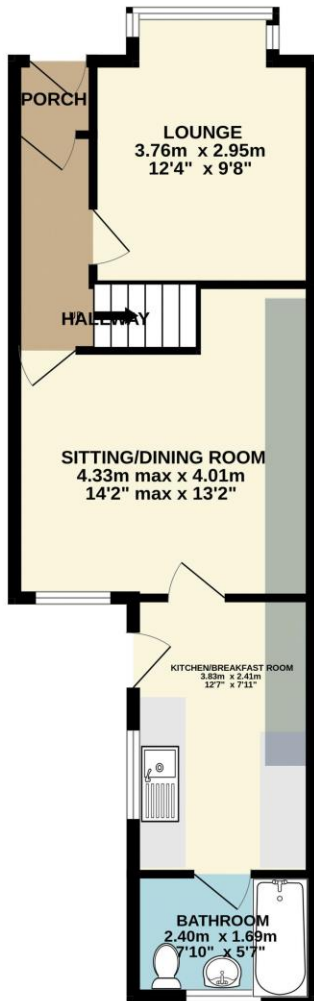
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
44.4 sq.m. (477 sq.ft.) approx.

1ST FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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TOTAL FLOOR AREA: 73.7 sq.m. (794 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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