



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



Heneage Road

Grimsby
DN32 9NP

£65,000

Creating an ideal investment purchase or possible first time buy, this two bedroom mid terrace is offered for sale with no forward chain on the vendors side. Requiring some refurbishment works, but offering gas central heating and uPVC double glazed windows the accommodation comprises entrance porch, hallway, living room, dining room, kitchen, lobby and wetroom to the ground floor. To the first you find the landing, two bedrooms and a bathroom, which could easily be converted to a thirds bedroom for those wishing to do so. Front and rear gardens.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

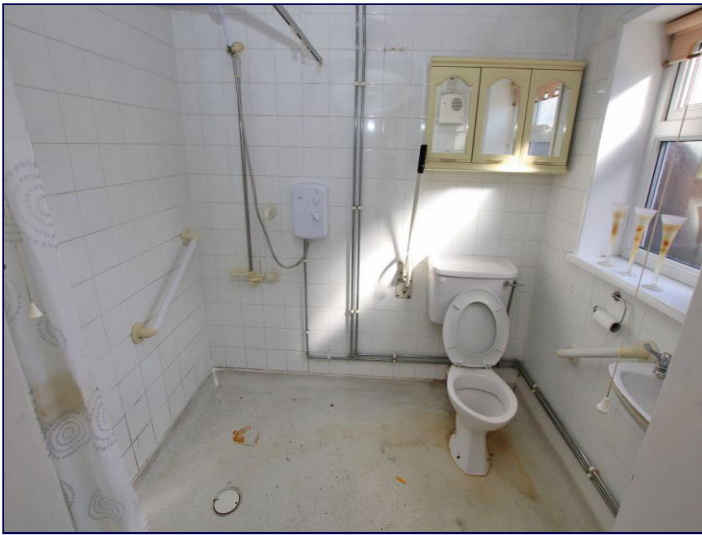
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Entrance Porch

Timber and glazed entry door to the front elevation. Inner door to the hallway.

Hallway

With central heating radiator. staircase to the first floor and a borrowed light window to the lounge.

Lounge

14' 0" into bay x 10' 9" (4.262m x 3.276m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Dado rail to the walls and coving to the ceiling. Gas fire.

Dining Room

12' 11" x 10' 11" (3.927m x 3.340m)

uPVC double glazed window to the rear elevation. Central heating radiator. Electric fire with surround.

Kitchen

13' 0" x 7' 11" (3.973m x 2.406m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric and gas cooker points. Plumbing for washing a machine. Central heating radiator.

Lobby

uPVC double glazed entrance door to the side elevation.

Wetroom

5' 4" x 7' 2" (1.633m x 2.191m)

uPVC double glazed window to the side elevation. Fitted with a shower area with electric shower, wall mounted wash basin and a w.c. Tiling to the walls. Fitted extractor.

First Floor Landing

Loft access.

Bedroom One

11' 11" x 14' 3" (3.640m x 4.353m)

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

Bedroom Two

12' 11" x 8' 11" (3.935m x 2.720m)

uPVC double glazed window to the rear elevation.

Bathroom

12' 8" x 8' 0" (3.857m x 2.433m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash basin, bath and w.c. Wall mounted gas boiler.

Outside

The property benefits from front and rear gardens.

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

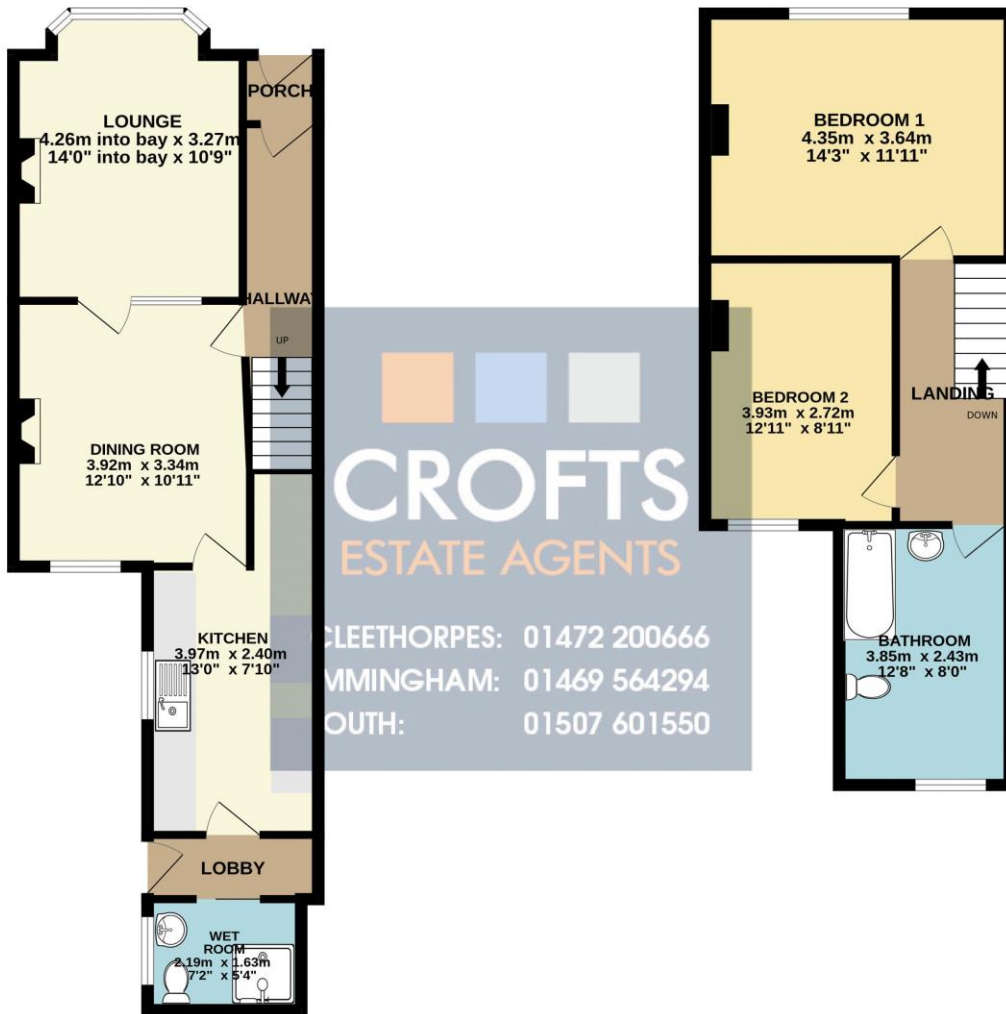
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
49.1 sq.m. (529 sq.ft.) approx.

1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.

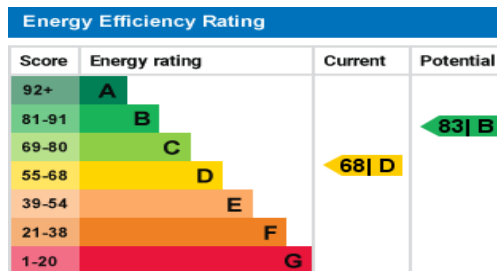


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TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.

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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