



CROFTS ESTATE AGENTS

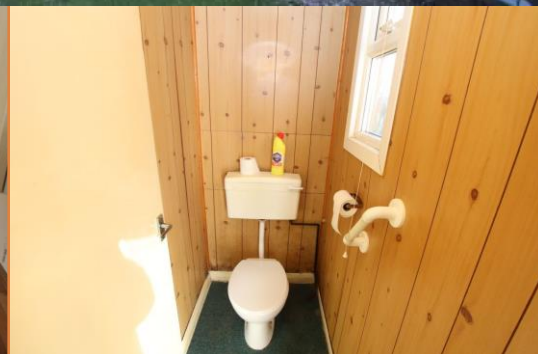
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Grove Crescent

Grimsby
DN32 8JU

Offers in the Region Of
£98,000

Set within this popular and established residential area, this two bedroom mid terrace property is offered for sale with no forward chain on the vendors side. Creating an ideal purchase for a first time or investor buyer, the accommodation benefits from uPVC double glazing and gas central heating, with the accommodation on offer briefly comprising entrance porch, lounge, lobby, kitchen, rear porch and w.c. To the first floor there is the landing, two bedrooms and a bathroom. Front and rear gardens, with the front having the benefit of off road parking. Viewing is advised.

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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Entrance Porch

With uPVC double glazed entry door to the front elevation.

Lounge

11' 1" x 12' 9" (3.378m x 3.894m)

uPVC double glazed window to the front elevation. Central heating radiator. Living flame gas fire with surround. Airing cupboard.

Lobby

Staircase to the first floor.

Kitchen/Breakfast Room

9' 7" x 12' 11" (2.915m x 3.926m)

The kitchen offers a range of wall and base units with complementary work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Plumbing for an automatic washing machine. Central heating radiator. Two uPVC double glazed windows to the rear elevation.

Lobby

uPVC double glazed entry door leading out to the garden.

Cloakroom

5' 0" x 2' 11" (1.531m x 0.895m)

uPVC double glazed window to the side elevation. Fitted with a w.c.

First Floor Landing

Access to the two bedrooms and the bathroom.

Bedroom One

11' 1" x 12' 9" (3.385m x 3.891m)

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

Bedroom Two

9' 8" x 7' 9" (2.944m x 2.355m)

uPVC double glazed window to the rear elevation. Central heating radiator. Built in cupboard which also has the loft access inside.

Bathroom

6' 7" x 4' 8" (2.012m x 1.428m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash hand basin and panelled bath. Splashback tiling. Central heating radiator.

Outside

To the front, the garden is mainly lawned and has paving slabs to the front creating off road parking. The front creates the ability for further off road parking extending towards the properties similar to the neighbouring properties. The rear garden is of a good sized and has lawn and patio areas. Fenced perimeter with rear gated access.

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

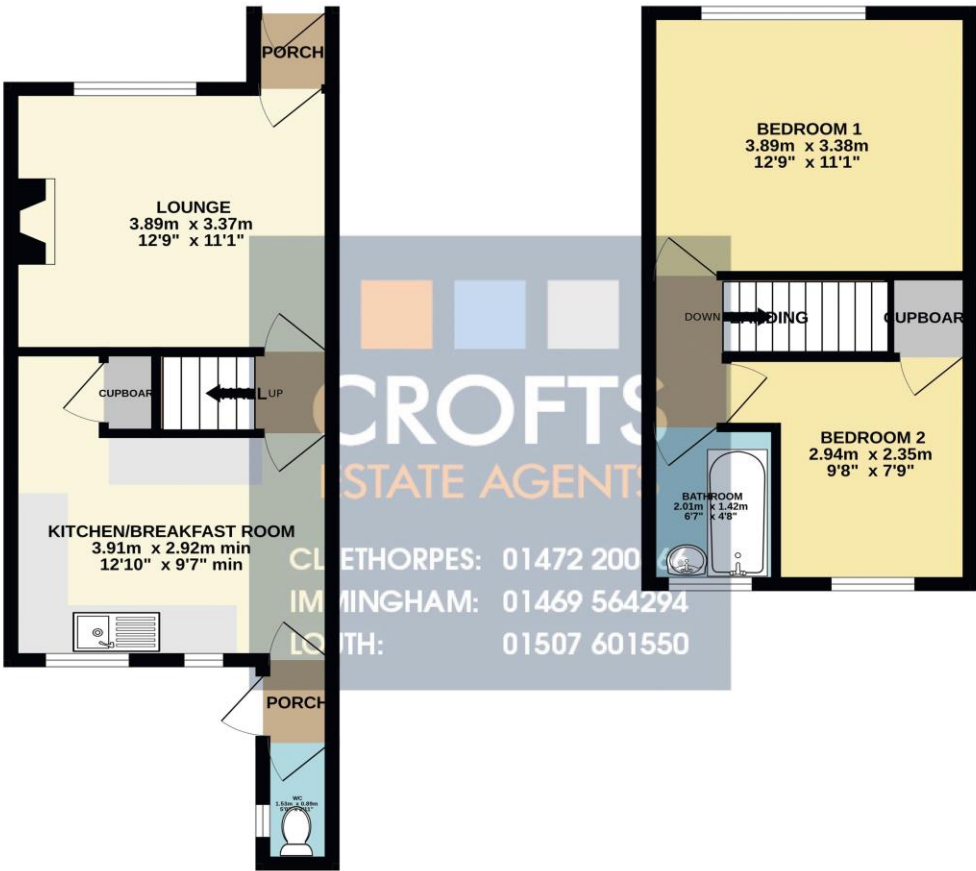
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
31.1 sq.m. (335 sq.ft.) approx.

1ST FLOOR
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA: 59.6 sq.m. (641 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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