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



Hargrave Street

**Grimsby
DN31 2SB**

Auction Guide Price £45,000

Offered for sale with no forward chain on the vendors side, this three bedroom mid terrace property would create an ideal first time or investment purchase and is situated within this established residential area. The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, dining/sitting room, kitchen and a ground floor bathroom. To the first floor there is the landing and three bedrooms. Garden to the rear. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buver

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 :

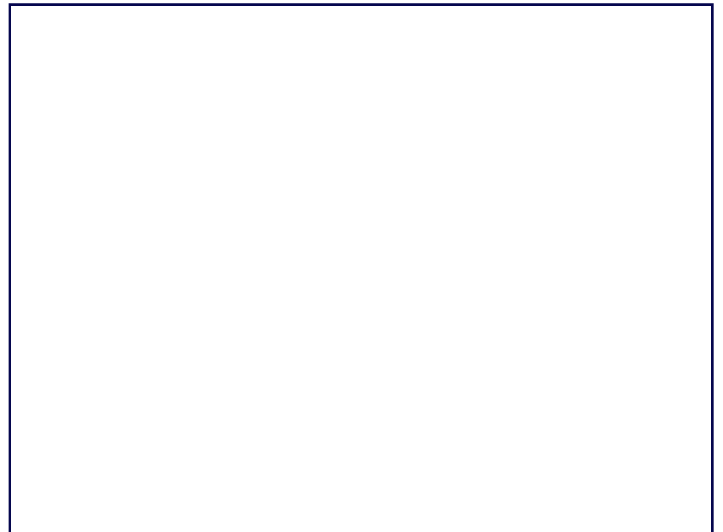
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Entrance Hallway

uPVC double glazed Georgian styled entrance door to the front elevation. Understairs storage cupboard.

Lounge

10' 5" x 8' 11" (3.181m x 2.717m)

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

Dining Room

11' 3" x 12' 3" (3.428m x 3.731m)

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

Kitchen

12' 5" x 8' 0" (3.777m x 2.430m)

Offering uPVC double glazed window and entry door to the side elevation, the kitchen offers a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Wall mounted gas boiler.

Bathroom

5' 5" x 7' 8" (1.652m x 2.334m)

With uPVC double glazed window to the rear elevation, the bathroom is fitted with a low level w.c, pedestal wash hand basin and a panelled bath. Central heating radiator.

First Floor Landing

Access to the three bedrooms.

Bedroom One

10' 5" x 12' 3" (3.18m x 3.73m)

Window to the front.. Central heating radiator. Storage cupboard with loft access.

Bedroom Two

11' 2" x 9' 3" (3.41m x 2.82m)

Window to the rear elevation. Central heating radiator.

Bedroom Three

12' 4" x 8' 0" (3.77m x 2.43m)

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

Outside

The property benefits from a good sized garden to the rear.

Additional Information

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Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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

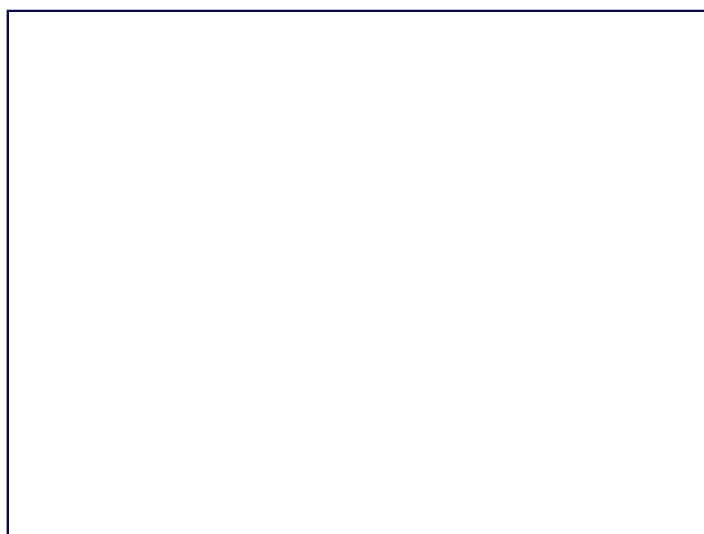
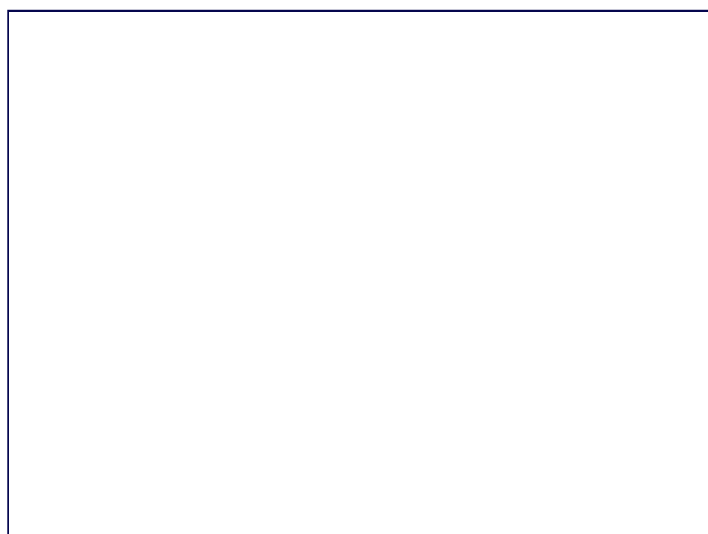
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

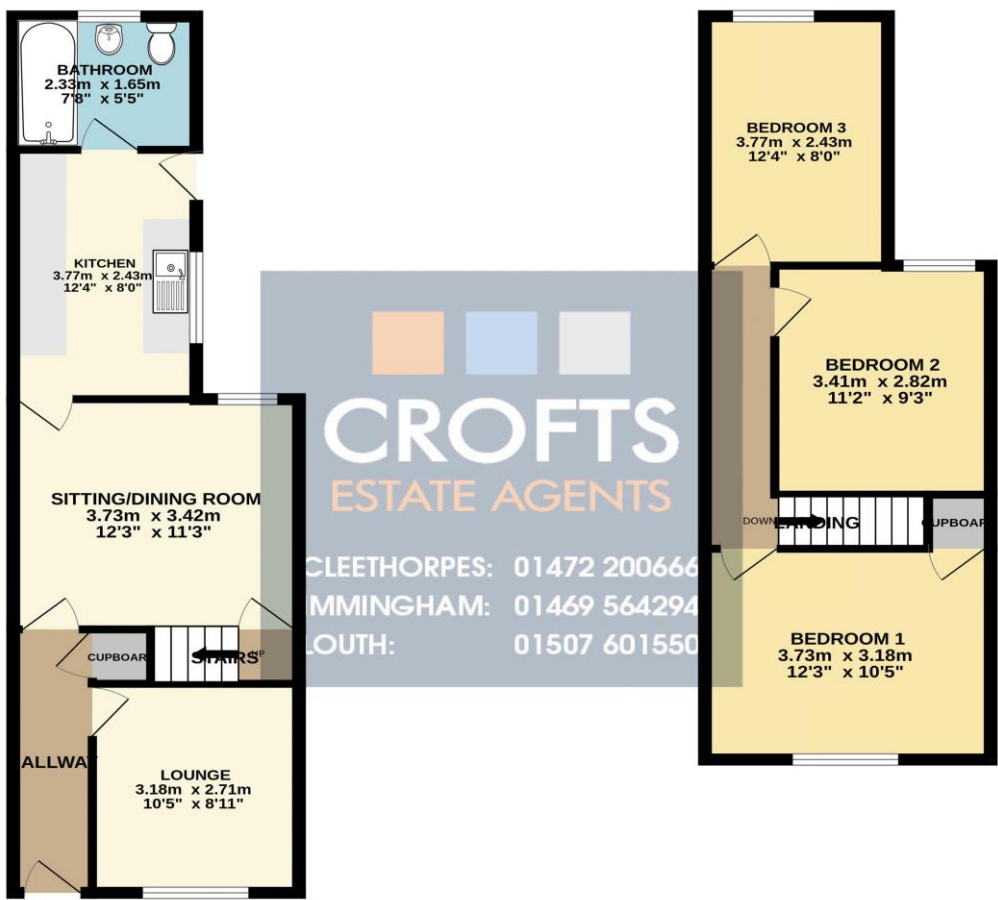
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help



GROUND FLOOR
41.4 sq.m. (446 sq.ft.) approx.

1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (840 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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