



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

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



Anderson Street

Grimsby
DN31 2LY

Public notice We are acting in the sale of the above property and have received an offer of £46,000. on the above property. Any interested parties must submit any higher offers in writing to Crofts Estate Agents before exchange of contracts takes place The Energy Performance Certificate Rating is E.

Offers in the Region Of
£45,000

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 :

Email: Louth :

info@croftsestateagents.co.uk

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Entrance

3' 3" x 3' 5" (1.00m x 1.03m)
uPVC door with frosted panel and cream decor.

Lounge

10' 8" x 11' 7" (3.26m x 3.54m)
uPVC window to the front, white decor with feature wall, radiator and pendant light.

Dining room

10' 8" x 11' 7" (3.25m x 3.53m)
with white and grey decor, uPVC window to the rear, under stairs storage, ceiling rose and pendant light and white fire surround.

Kitchen

11' 9" x 6' 11" (3.58m x 2.10m)
A wood kitchen has grey work tops with gas hob and extractor, oven grill and sink drainer. There is space for tall fridge freezer and washing machine. The room has cream splash back tiling, wood single glazed window to the side, black wood effect vinyl floor, radiator and pendant light.

Lobby

3' 3" x 6' 11" (0.98m x 2.10m)
With uPVC frosted door to the rear garden, neutral decor, storage cupboard, black wood effect vinyl floor and pendant light.

Family Bathroom

5' 6" x 7' 0" (1.68m x 2.13m)
The bathroom has three piece white suite, white splash back tiling, cream decor, cream towel radiator, black wood effect vinyl, wood single glazed frosted window, extractor and ceiling light.

Stairs and landing

With cream decor and pendant light.

Bedroom One

10' 8" x 11' 7" (3.24m x 3.54m)
White decor, uPVC window, radiator, pendant light.

Bedroom Two

10' 9" x 11' 7" (3.28m x 3.53m)
With white decor, uPVC window to the rear, radiator and pendant light.

Bedroom Three

11' 5" x 7' 0" (3.48m x 2.13m)
With uPVC window to the side and single glazed wood window to the rear, white decor, radiator and pendant light.

Rear garden

A fairly low maintenance west facing garden has concrete paths and patio with raised decking area. There are also raised soil beds for planting with fence and wall boundaries. A timber gate leads to the rear alley.

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

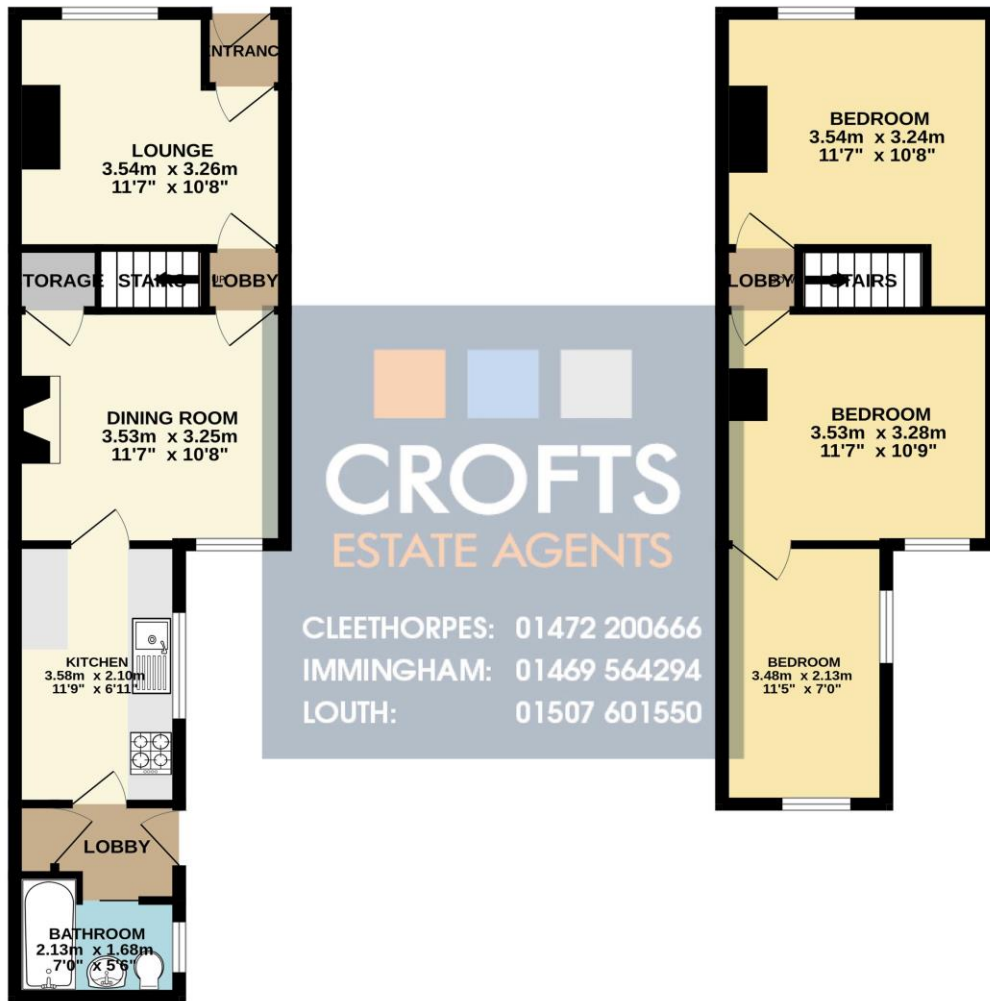
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
38.3 sq.m. (412 sq.ft.) approx.

1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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