# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Windlesham Avenue

Grimsby DN33 3HW

Offers in the Region Of £125,000

NO CHAIN - IN NEED OF A SCHEME OF MODERNISATION - DRIVEWAY -Crofts estate agents are pleased to offer for sale this semi detached bungalow which is located within a popular location. Ideal for someone looking to downsize or an investor, this property comes with viewing highly advised. Nearby to a wide variety of local amenities internal viewing will reveal the entrance hall, kitchen, lounge, two bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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www.croftsestateagents.co.uk







### **Entrance Hall**

Entering the property reveals a radiator.

### Lounge

15' 0" x 10' 1" (4.57m x 3.08m) The lounge has a window to the front elevation and a radiator.

### Kitchen

9' 1" x 8' 10" ( $2.78m \times 2.70m$ ) The kitchen has a window and door to the rear elevation, plumbing for a washing machine and fitted units with a sink and drainer.

### **Bedroom One**

13' 0" x 10' 1" (3.95m x 3.08m) Bedroom one has a window to the rear elevation, a radiator and built in storage.

# **Bedroom Two**

 $8' 0'' \times 8' 11'' (2.45m \times 2.71m)$ Bedroom two has a window to the front elevation and a radiator.

### Bathroom

 $6' 2'' \times 5' 5'' (1.88m \times 1.65m)$ The bathroom has an opaque window to the side elevation, tiled walls, a radiator and a white suite with a WC, basin and a bath with a mains shower.

### Outside

With a generous front garden with the property being positioned on the corner of the street with a path to the front door through a gate flanked by a lawn to both sides. Gates open to reveal off road parking for multiple vehicles on the driveway. The rear garden has a further lawn and is enclosed by perimeter fencing.

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# 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 B: To confirm council tax banding for this property please view the websitewww.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.

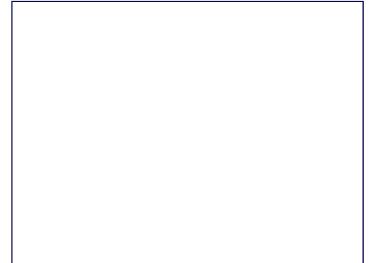
# **Property Management**

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

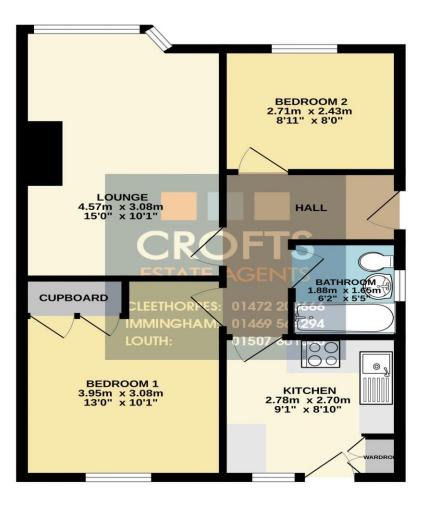
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.







### GROUND FLOOR 49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 49.2 sq.m. (530 sq.ft.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement 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 applances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix e2024

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