



# 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



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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### 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 x 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" x 8' 11" (2.45m x 2.71m)

Bedroom two has a window to the front elevation and a radiator.

#### Bathroom

6' 2" x 5' 5" (1.88m x 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.

**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 website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

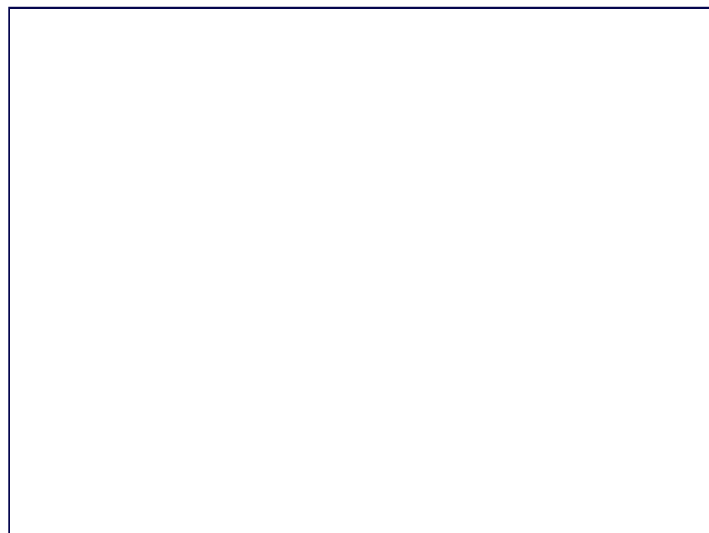
**Property Management**

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.

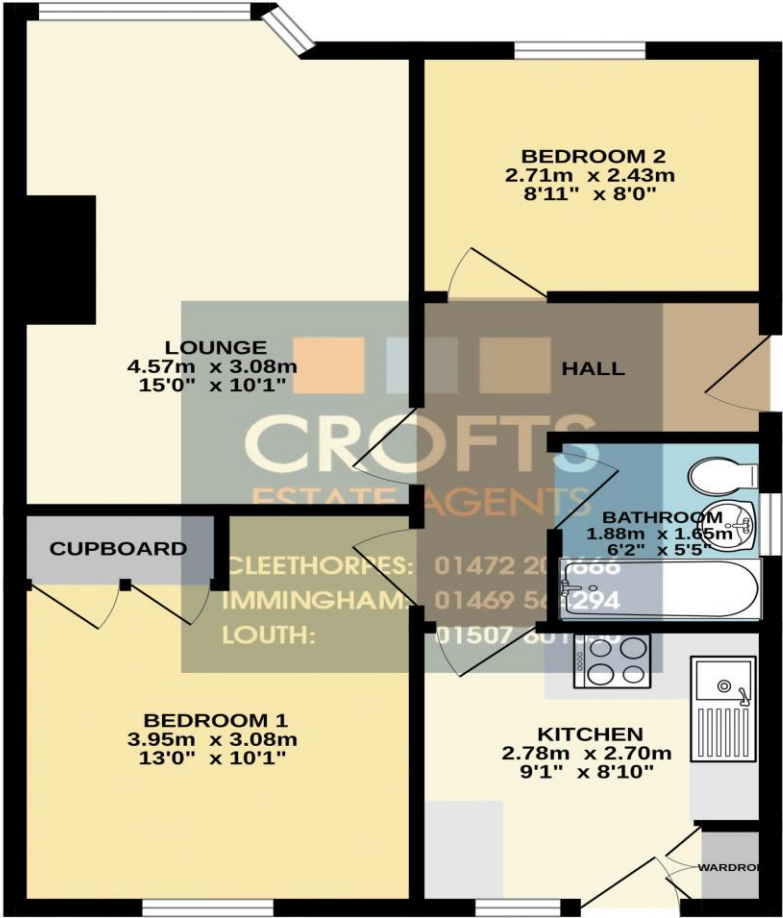
**Mortgage and Financial Advice**

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  
49.2 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 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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