



CROFTS ESTATE AGENTS

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



Ancaster Avenue

Grimsby
DN33 3LJ

Fixed £182,000

MODERN AND FRESH DECOR - AMPLE SPACE FOR OFF ROAD PARKING - IDEAL FOR A FAMILY - Crofts estate agents are delighted to offer for sale this modern and stylish semi detached property which is located within the popular village of Scartho. A major plus point is the block paved driveway providing plenty of parking with access to the garage and also front and rear gardens. The village boasts a great array of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

10' 11" x 14' 0" (3.34m x 4.27m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Dining Room

9' 7" x 10' 0" (2.92m x 3.05m)

The dining room opens into the conservatory with coving to the ceiling, a radiator and laminate flooring.

Conservatory

7' 6" x 9' 10" (2.28m x 3.00m)

The conservatory has dual aspect windows, a sliding door to the side and a tiled floor.

Kitchen

9' 6" x 9' 11" (2.90m x 3.01m)

The kitchen has dual aspect windows, a door to the rear elevation, a radiator and carpet tiles. There is also a modern fitted kitchen with a one and a half sink and drainer, a five ring gas hob with an extractor over and an electric oven.

First Floor Landing

The first floor landing has access to the loft, a window to the front elevation, coving to the ceiling and a carpeted floor.

Bedroom One

11' 0" x 10' 11" (3.35m x 3.32m min)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

9' 7" x 10' 11" (2.92m x 3.32m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also fitted storage.

Bedroom Three

7' 4" x 9' 2" (2.24m x 2.80m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a heated towel rail and laminate flooring.

There is also a modern suite with a WC, vanity basin and a P shaped bath with an electric shower.

Garage

18' 11" x 8' 11" (5.76m x 2.71m)

The garage has an up and over door, door to the side and electrics.

Outside

Enclosed by perimeter brick walls to the boundary with a gate with a path with a lawn either side to the front door. There is ample off road parking on a block paved space with space for motor home etc. A gate leads into the rear garden with a lawn and a patio area ideal for alfresco dining. The rear garden is also SOUTH WEST facing.

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

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

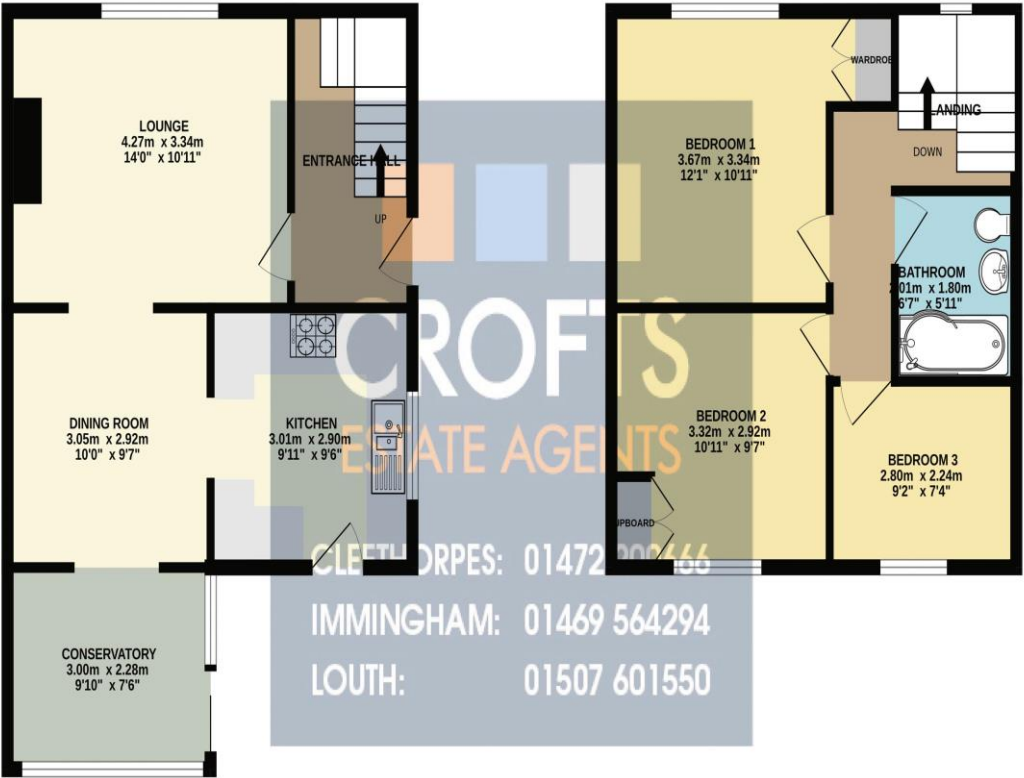
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 82.8 sq.m. (891 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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