



# CROFTS ESTATE AGENTS

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



## Joseph Street

Grimsby  
DN31 2NU

£65,000

Offered for sale with no forward chain on the vendors side, this two bedroom mid terrace property creates an ideal first time or possible investment purchase. Offering the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance porch, hallway, lounge, dining room, kitchen, utility and cloakroom. To the first floor there is the landing, two double bedrooms and a bathroom. Garden to the rear.

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#### Entrance Porch

uPVC and double glazed entry door to the front elevation and decorative glazed inner door through to the hallway.

#### Hallway

Central heating radiator. Staircase to the first floor accommodation.

#### Lounge

11' 0" x 10' 0" (3.345m x 3.041m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Opens to the dining room.

#### Dining Room

12' 11" x 10' 7" (3.940m x 3.217m)

uPVC double glazed window to the rear elevation. Central heating radiator. Laminate flooring. Understairs storage cupboard. Coving to the ceiling.

#### Kitchen

12' 6" x 8' 6" (3.812m x 2.580m)

uPVC double glazed window and entry door to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Electric cooker point. Coving to the ceiling. Wall mounted gas boiler. Fitted extractor.

#### Utility

4' 3" x 5' 10" (1.304m x 1.771m)

uPVC double glazed window to the rear elevation. Plumbing and space for a washing machine and tumble dryer with work surfacing over. Door to w.c.

#### W.C

4' 3" x 2' 8" (1.288m x 0.818m)

uPVC double glazed window to the side elevation and fitted with a close coupled w.c. Tiled splashback.

#### First Floor Landing

13' 0" min x 5' 0" (3.970m x 1.519m)

Loft access to the ceiling. Storage cupboard.

#### Bedroom One

10' 11" x 13' 6" (3.340m x 4.120m)

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

#### Bedroom Two

12' 10" x 8' 3" (3.920m x 2.506m)

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

**Bathroom**

12' 5" maximum x 8' 7" (3.779m x 2.617m)

uPVC double glazed windows to the rear and side elevations. Fitted with a panelled bath, close coupled w.c, pedestal wash hand basin and quadrant shower cubicle. Splashback tiling. Central heating radiator.

**Outside**

The property offers a garden to the rear elevation with wall and fenced boundary. Rear gated access.

**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](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**

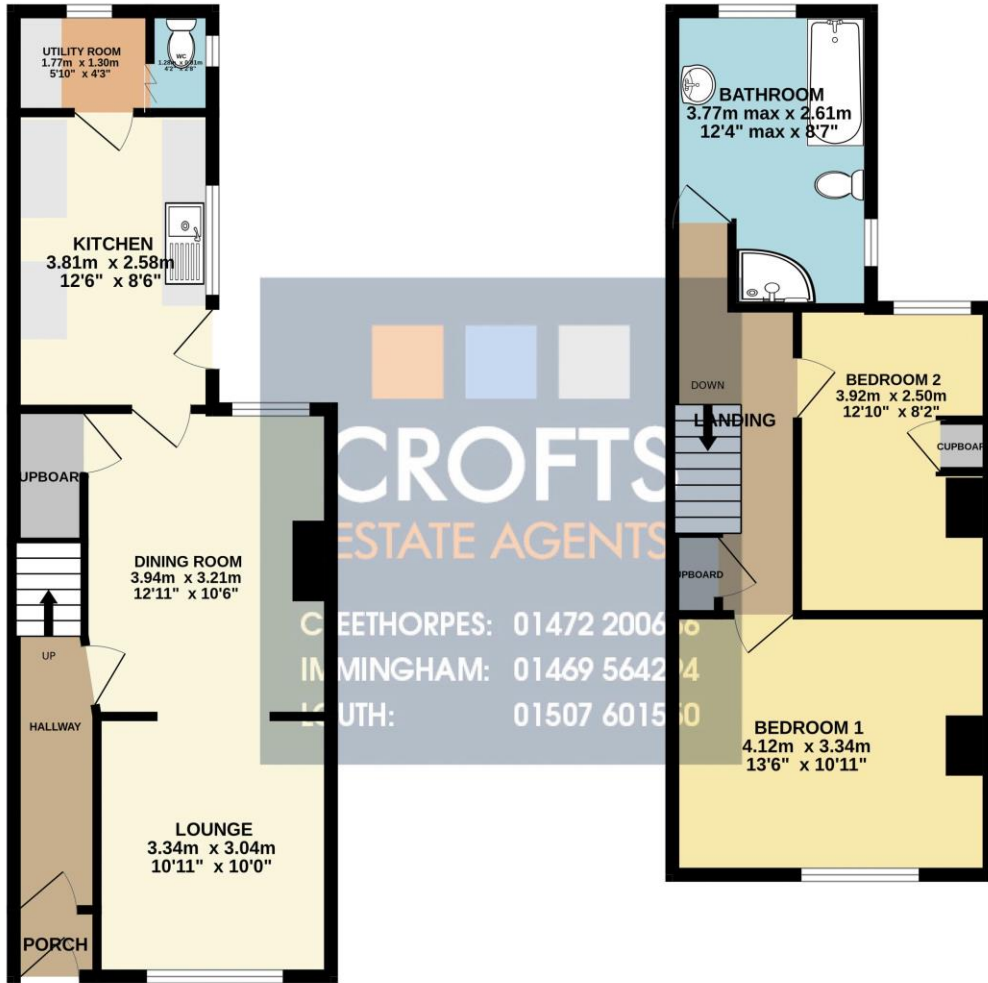
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.*





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		83   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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