



CROFTS ESTATE AGENTS

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



West Marsh Close

Grimsby
DN31 2FF

£129,950

Early viewing is highly advised on this lovely two bedroom semi-detached house found upon this ever popular development creating a perfect opportunity for a variety of buyers. Enjoying the benefits of gas central heating and uPVC double glazing, this lovely home is beautifully presented throughout and briefly comprises entrance hallway, living room, modern dining kitchen, cloakroom, first floor landing, bathroom and two bedrooms. Open plan front garden with ample parking to the front and a good sized rear garden offering lawn and patios areas which enjoy the majority of the days sun. Viewing is highly advised.

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Entrance Hallway

With composite entrance door to the front elevation, the hallway is pleasantly presented and has a staircase to the first floor. Central heating radiator.

Living Room

15' 1" x 9' 11" (4.602m x 3.035m)

Neutrally decorated the living room has a uPVC double glazed window to the front elevation. Central heating radiator.

Kitchen/Diner

7' 10" x 13' 4" (2.396m x 4.076m)

The kitchen is fitted with a good array of modern wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with extractor over. Splashback tiling. Plumbing for an automatic washing machine. Wall mounted gas boiler. uPVC double glazed window and French doors to the rear elevation. Central heating radiator with breakfast bar over.

Cloakroom

5' 5" x 3' 1" (1.646m x 0.952m)

Equipped with a close coupled w.c and wall mounted wash basin. Splashback tiling. Central heating radiator.

First Floor Landing

Loft access to the ceiling and having central heating radiator.

Bedroom One

10' 2" x 13' 7" (3.102m x 4.130m)

The first of the double has a uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe and a storage cupboard over the stairs.

Bedroom Two

12' 11" x 7' 4" (3.936m x 2.238m)

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

Bathroom

7' 5" x 5' 9" (2.256m x 1.762m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower over, pedestal wash hand basin and a close coupled w.c. Splashback tiling. Central heating radiator.

Outside

To the front the garden is open plan with lawned area and parking to the front. The rear garden is a good size and has two patio areas, one paved and one decked allowing for you to maximise the sun throughout the day. The remainder of the garden is lawned and also has a gated access to the side leading from the front.

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.

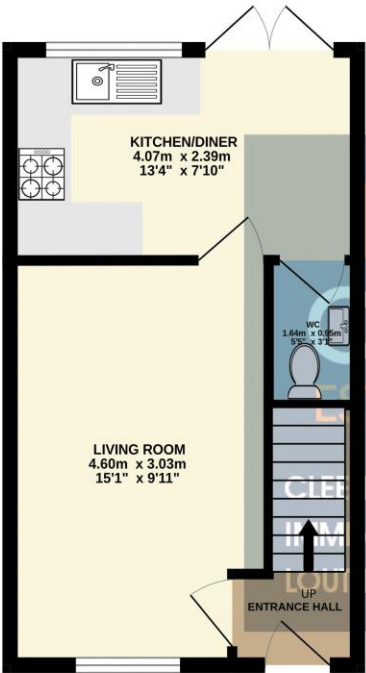
Mortgage and Financial Advice

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

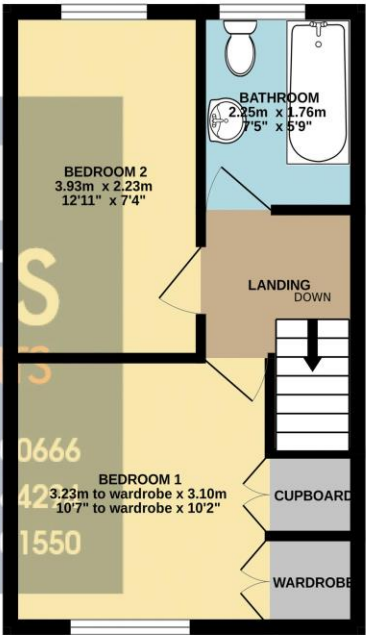
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GROUND FLOOR
28.4 sq.m. (306 sq.ft.) approx.



1ST FLOOR
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 56.9 sq.m. (612 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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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