



# 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



227 Willingham Street  
Grimsby  
DN32 9PX

**Offers in the Region Of  
£73,500**

WITH NO FORWARD CHAIN - IDEAL FOR INVESTOR - IN NEED OF SCHEME OF WORKS - Crofts estate agents are delighted to offer for sale this mid terrace property located within the town of Grimsby. Requiring a scheme of works but priced to reflect, the property lies within close proximity to the town centre and a wide variety of local amenities. Internal viewing will reveal the lounge, dining room, kitchen, shower room and three bedrooms. With gardens to the front and rear and 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

10' 5" x 11' 7" (3.18m x 3.52m)  
The lounge has a window to the front elevation and a radiator.

Dining Room

11' 5" x 11' 11" (3.47m x 3.62m)  
The dining room has a window to the rear elevation and a radiator.

Kitchen

10' 6" x 7' 6" (3.21m x 2.28m)  
The kitchen has a window and door to the side elevation, a radiator and a range of fitted units with a sink and drainer.

Shower Room

6' 11" x 7' 6" (2.12m x 2.28m)  
The shower room has an opaque window to the side elevation, a radiator and a suite with a WC, basin and a shower cubicle.

First Floor Landing

The first floor landing has access to the loft.

Bedroom One

11' 5" x 11' 9" (3.47m x 3.59m)  
Bedroom one has a window to the rear elevation and a radiator. There is also a built in cupboard.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)  
Bedroom two has a window to the front elevation and a radiator.

Bedroom Three

10' 5" x 6' 3" (3.17m x 1.90m)  
Bedroom three has a window to the front elevation and a radiator.

Outside

With gardens to the front and rear. There is also a secure outbuilding with a window and door.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

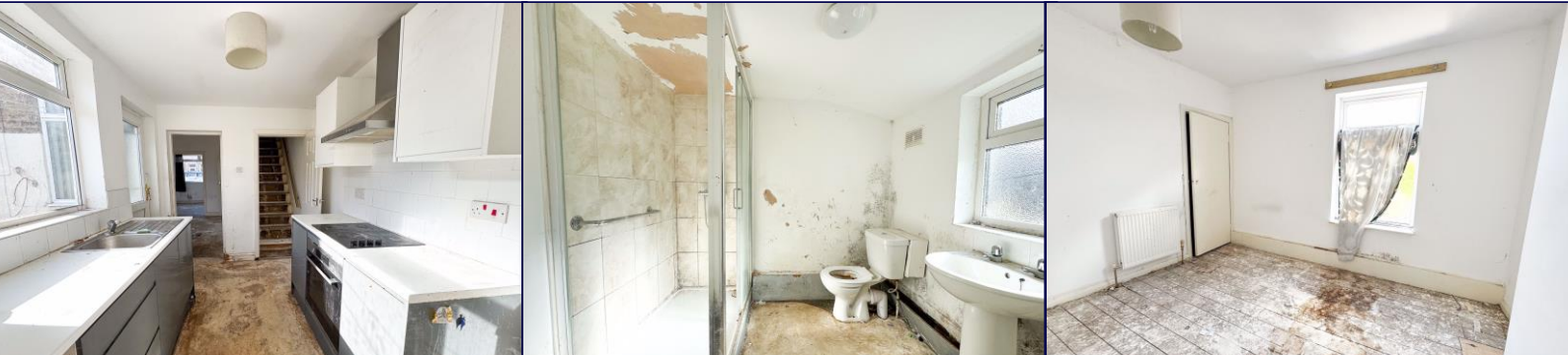
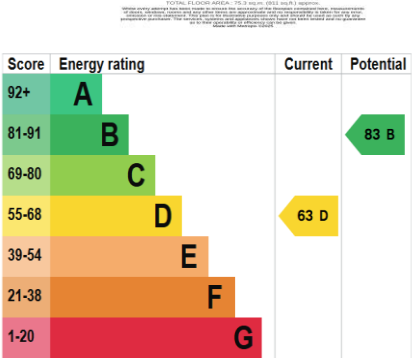
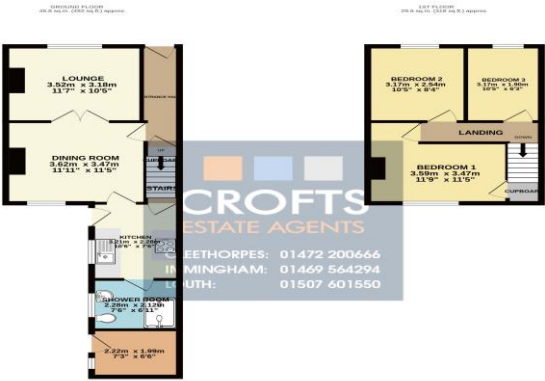
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

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)

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.