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



Nelson Way

Grimsby
DN34 5UJ

£122,500

This lovely and well presented two bedroom mid terrace house creates an ideal purchase for a variety of buyers and is offered for sale with no forward chain on the vendors side. This lovely property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, kitchen, lounge/diner, landing, bathroom and two bedrooms. Good sized rear garden and the added bonus of off road parking within a communal parking area. Viewing is highly advised.

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Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator.

Lounge/Diner

15' 6" x 11' 10" (4.712m x 3.607m)

uPVC double glazed window and entry door to the rear elevation. Central heating radiator. Coving to the ceiling. Staircase to the first floor.

Kitchen

8' 5" x 7' 10" (2.573m x 2.395m)

The kitchen is located to the front of the property and has a uPVC double glazed window to the front elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a washing machine. Potterton gas boiler.

First Floor Landing

Loft access to the ceiling.

Bedroom One

12' 2" x 11' 10" (3.709m x 3.605m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Two

11' 8" x 5' 8" (3.564m x 1.728m)

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

Bathroom

8' 7" x 5' 9" (2.615m x 1.747m)

The bathroom is fitted with a close coupled w.c, pedestal wash hand basin and a panelled bath with screen and shower over. Splashback tiling. Fitted extractor. Storage cupboard.

Outside

The property offers a good sized rear garden with lawn area, with the property also benefitting from a communal parking area through an archway providing ample off road parking.

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

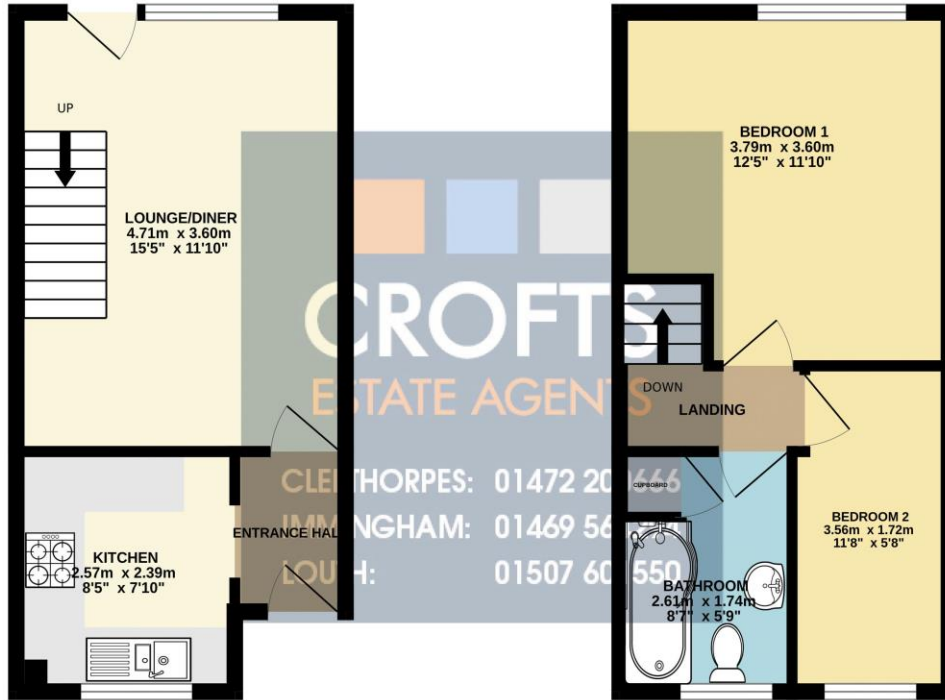
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
25.1 sq.m. (270 sq.ft.) approx.

1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 51.3 sq.m. (552 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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