



# 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



## Romsey Court

Laceby Acres  
DN34 5TY

£139,950

**NO FORWARD CHAIN - IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT** - Crofts estate agents are delighted to offer for sale this end of terrace property located within a popular area within the town of Grimsby, nearby to a wide variety of local amenities and schools and coming to the market with viewing highly advised. The property has recently undergone some refurbishment and now creates that ideal ready to move into home. Internal viewing will reveal the entrance area, well proportioned lounge, kitchen-diner, three bedrooms and the bathroom. Attractive and with a southerly facing aspect the rear garden enjoys a low maintenance area and is ideal for outdoor entertaining. Benefits to the property include, parking and a garage to the side, uPVC double glazing and gas central heating.

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#### **Entrance**

Entering the property reveals a window to the side elevation and laminate flooring.

#### **Lounge**

14' 0" x 14' 10" (4.26m x 4.52m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Kitchen/Diner**

9' 3" x 14' 10" (2.83m x 4.52m)

The kitchen-diner has a window and French doors to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven with a gas hob and extractor over.

#### **First Floor Landing**

The first floor landing has access to the loft, a radiator and a carpeted floor.

#### **Bedroom One**

12' 6" x 8' 2" (3.81m x 2.49m minimum)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### **Bedroom Two**

11' 1" x 8' 2" (3.38m x 2.49m minimum)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

#### **Bedroom Three**

7' 10" x 6' 6" (2.40m x 1.97m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

#### **Bathroom**

6' 6" x 6' 5" (1.97m x 1.95m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

#### **Garage**

The garage has an up and over door.

#### **Outside**

With a small low maintenance area to the front and off road parking to the side. The rear garden is enclosed by perimeter fencing with a gate to the parking. The rear garden is all low maintenance with gravelled areas and patio ideal for out door entertaining.



**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**

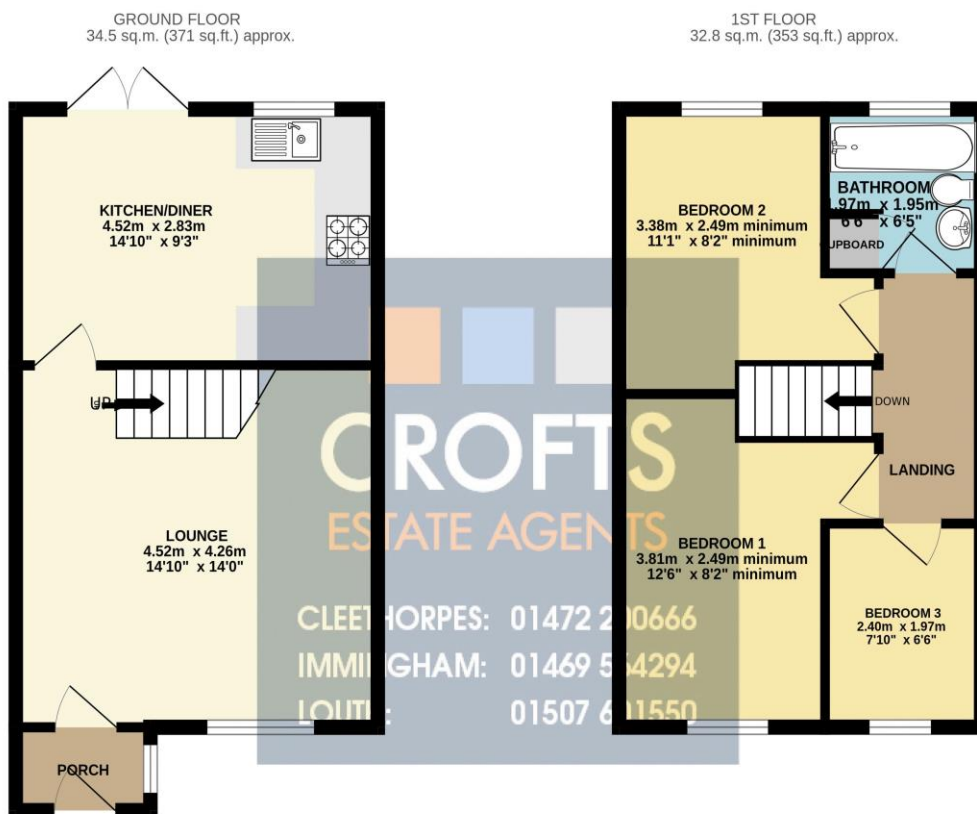
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.*





TOTAL FLOOR AREA : 67.3 sq.m. (725 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.