



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



Sorrel Road

Grimsby
DN34 4GB

Offers in the Region Of
£134,950

NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this spacious and flexible mid terrace property. Ideal for both a young family or buy to let investor with rents expected around pcm. The flexibility of these properties mean people use them as a three bedroom with a lounge on the first floor or even a four bedroom and use the kitchen-diner area as a lounge also. Located near to many local amenities and schools. Internal viewing will reveal the entrance, WC, kitchen-diner, lounge, bathroom, three bedrooms and the en-suite. Allocated Parking Space.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

Entering the property reveals a radiator and laminate flooring.

WC

5' 8" x 4' 9" (1.73m x 1.44m)

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

Kitchen

12' 11" x 9' 5" (3.94m x 2.86m)

The kitchen has vinyl flooring and two built in cupboards. There is also a range of fitted units with a sink and drainer and an electric oven and hob.

Lounge or Dining Room

8' 11" x 12' 10" (2.72m x 3.92m)

With French doors and a window to the rear elevation, a radiator and vinyl flooring.

First Floor Landing

The first floor landing has a radiator and a carpeted floor.

Bedroom Three

8' 11" x 12' 10" (2.72m max x 3.92m max)

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

Bathroom

8' 6" x 5' 0" (2.60m x 1.52m)

The bathroom has a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

Lounge or Bedroom four

10' 11" x 12' 10" (3.33m max x 3.92m max)

With a window to the front elevation, a radiator and a carpeted floor.

Second Floor

With a radiator and a carpeted floor.

Bedroom One

9' 1" x 12' 10" (2.77m x 3.92m)

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

En-suite

6' 4" x 5' 2" (1.94m x 1.58m)

The en-suite has a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle.

Bedroom Two

12' 10" x 12' 2" (3.92m max x 3.70m max)

Bedroom two has two windows to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Front garden

The front of the property is a grassed communal area to the opposite side of the pathway along with short pavement up to the front door of the property with a shrubs either side.

Rear Garden

To the rear of the property is a lovely area which is partly laid to grass along with paved walkway up to the rear of the garden with garden shed, high fenced screening to all aspects and secure gate to the rear.

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 B: 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.

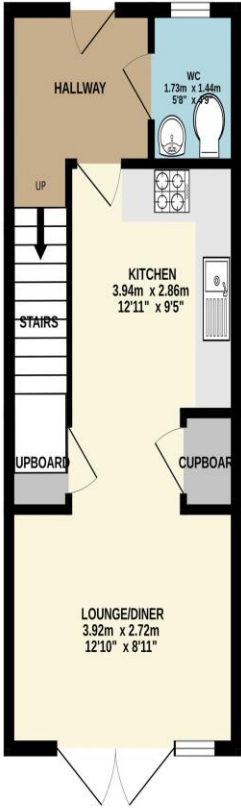
Mortgage and Financial Advice

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

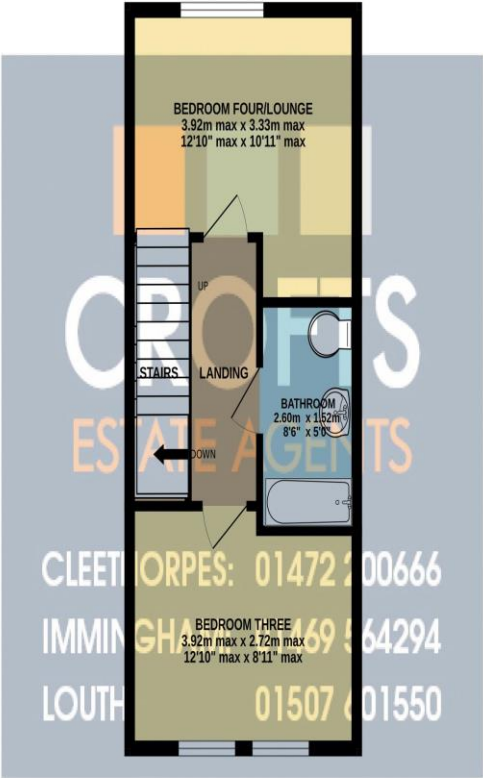
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



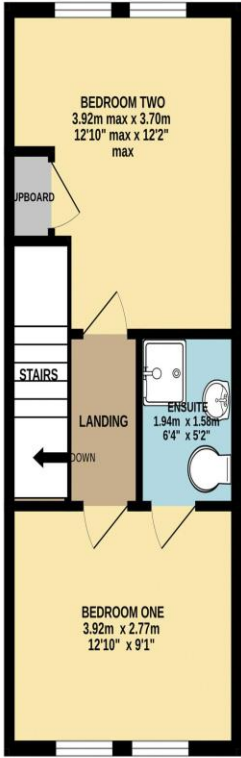
GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



2ND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 97.9 sq.m. (1054 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		
69-80	C		
55-68	D		68 D
39-54	E	53 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.