



# CROFTS ESTATE AGENTS

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



Spring Bank

Grimsby  
DN34 4DB

Offers in the Region Of  
£82,500

NO FORWARD CHAIN - IN NEED OF A SCHEME OF MODERNISATION - Crofts estate agents are delighted to offer for sale this mid terrace property which is located within the town of Grimsby. Ideal for a first time buyer or investor this property comes to the market with viewing highly recommended. Located within close proximity to many local amenities and schools. Internal viewing will reveal the lounge, kitchen, three bedrooms and the bathroom. With gardens to the front and rear and uPVC double glazing.

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### Entrance

Entering the property reveals a carpeted floor.

### Lounge

11' 9" x 12' 1" (3.57m x 3.69m)

The lounge has a bay window to the front elevation and a carpeted floor.

### Kitchen

11' 3" x 11' 1" (3.42m x 3.38m)

The kitchen has a window and door to the rear elevation and a range of fitted units with a sink and drainer. There is also a pantry and storage cupboard.

### First Floor Landing

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

### Bedroom One

12' 4" x 9' 5" (3.75m x 2.87m)

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

### Bedroom Two

11' 1" x 9' 5" (3.38m x 2.88m)

Bedroom two has a window to the rear elevation and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

8' 4" x 5' 3" (2.54m x 1.60m)

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

### Bathroom

5' 7" x 5' 3" (1.70m x 1.59m)

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

### Outside

With a small low maintenance front garden space. The rear garden is enclosed by perimeter fencing with a small lawn and a patio area.

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.**

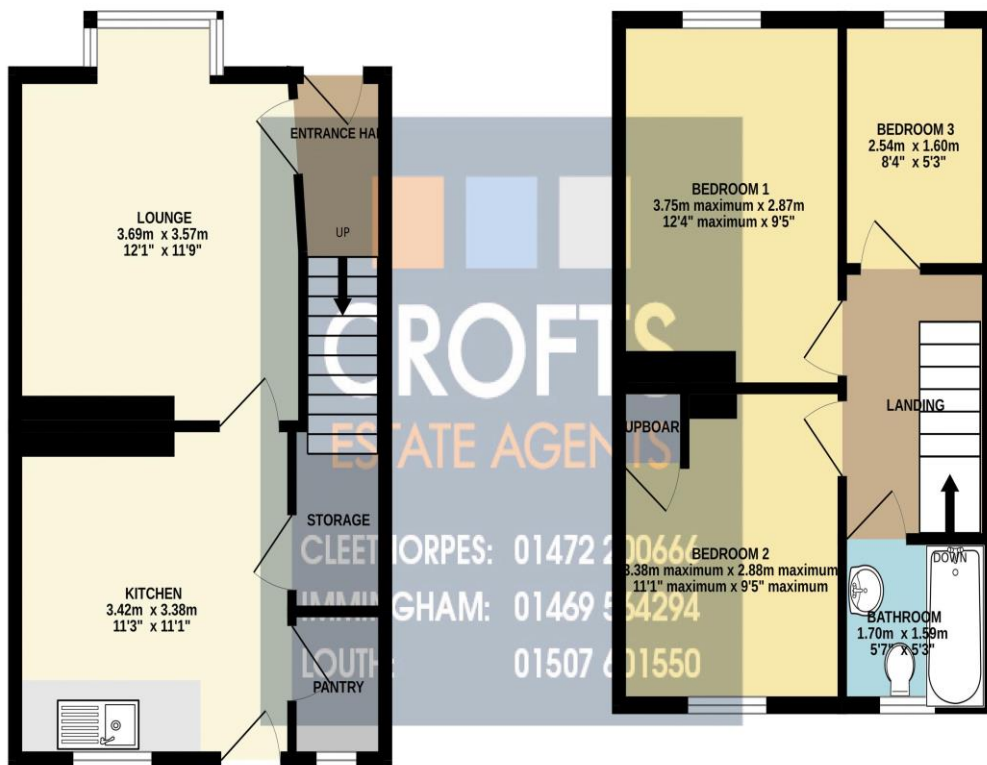
### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR  
33.0 sq.m. (355 sq.ft.) approx.

1ST FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 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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