



CROFTS ESTATE AGENTS

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



St. Albans Avenue

Grimsby
DN31 2BS

£72,000

Offered for sale with no forward chain, Crofts estate agents are pleased to be able to bring to the market this three bedroom end of terrace property set within this small cul de sac location. Offering the benefits of gas central heating and part uPVC double glazing, the property would benefit from some updating and refurbishment, but offers great potential for a first time buyer or investor client. The accommodation on offer briefly comprises entrance hallway, cloakroom, lounge, kitchen, landing, three bedrooms and a bathroom. Established front and rear gardens.

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Entrance Hallway

Entry door to the front elevation. Central heating radiator. Coving to the ceiling and dado rail to the walls. Staircase to the first floor along with understairs storage cupboard.

Cloakroom

4' 9" x 4' 3" (1.444m x 1.295m)

Window to the rear elevation. Fitted with a w.c and vanity wash hand basin. Wall mounted gas boiler.

Lounge

11' 9" x 13' 0" (3.586m x 3.955m)

uPVC double glazed window to the front elevation. Two central heating radiators. Coving to the ceiling. Electric fire with surround.

Kitchen

8' 3" x 14' 0" (2.512m x 4.275m)

With two windows to the rear elevation, the kitchen offers a range of wall and base units with roll edged work surfacing with tiled splashback and having inset stainless steel sink and drainer. Integrated oven and four ring gas hob. Plumbing for a automatic washing machine. Entry door. Central heating radiator.

First Floor Landing

Window to the side elevation. Loft access to the ceiling.

Bedroom One

11' 7" x 11' 10" (3.526m x 3.60m)

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

Bedroom Two

8' 2" x 11' 7" (2.493m x 3.540m)

Window to the rear elevation. Central heating radiator.

Bedroom Three

6' 9" x 7' 10" (2.058m x 2.397m)

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

Bathroom

4' 8" x 6' 9" (1.422m x 2.052m)

Window to the rear elevation. Fitted with a pedestal wash hand basin, panelled bath and offering tiled splashback. Central heating radiator.

Outside

The property offers established and mature gardens to the front and rear elevations, with the rear enjoying a good degree of privacy. Timber shed and store.

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.

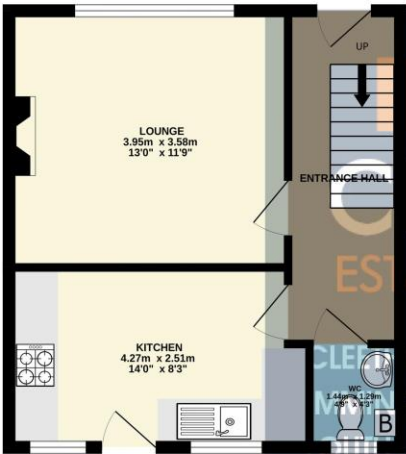
Mortgage and Financial Advice

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

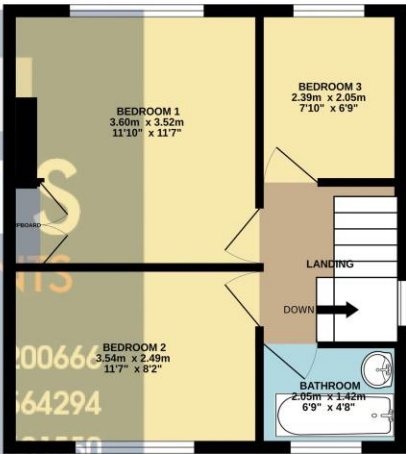
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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