



# CROFTS ESTATE AGENTS

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



Fildes Street

Grimsby  
DN31 1TU

£75,000

Offered for sale with no forward chain this three bedroom end terrace house creates an ideal first time or investment purchase. A short walk of the town centre and with resident permit parking scheme in place early viewing is advised. The property offers good sized accommodation although requires some updating and modernising although benefits from gas central heating system and uPVC double glazing. The accommodation offers entrance hall, dining room, lounge, good sized breakfast kitchen, first floor landing, three bedrooms and a shower room. The property has front and rear gardens.

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#### Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

#### Hallway

Staircase to the first floor accommodation and door through to the dining/sitting room.

#### Dining Room

12' 9" x 13' 2" (3.89m x 4.01m)

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

#### Lounge

14' 1" x 10' 0" (4.29m x 3.05m)

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

#### Breakfast Kitchen

18' 0" x 8' 2" (5.49m x 2.49m)

A traditional style kitchen fitted with a range of base and wall mounted units with some display cabinets in a light oak finish. Complimentary work surfaces incorporate a 1 1/2 bowl stainless steel sink with mixer taps and tile splashback. Built in appliances include a four ring gas hob with extractor fan and a logic eye level electric oven. There is plumbing for a washing machine and a wall mounted gas central heating boiler. The kitchen has a tiled wall

with a radiator, dual aspect uPVC windows and a further double glazed door leading out onto the garden.

#### First Floor Landing

A split level landing with a radiator and all rooms leading directly off.

#### Bedroom One

11' 0" x 13' 3" (3.35m x 4.04m)

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

#### Bedroom Two

12' 10" x 10' 0" (3.91m x 3.05m)

Pleasantly presented and with uPVC double glazed window to the rear elevation. Central heating radiator.

#### Shower Room

6' 3" x 5' 0" (1.90m x 1.53m)

Fully tiled with a white suite comprising W.C, a vanity unit with wash basin and a corner shower cubicle. It has a towel warmer and a uPVC double glazed window.

#### Bedroom Three

5' 2" x 8' 2" (1.57m x 2.49m)

Previously used as a home office and offers uPVC double glazed window to the rear elevation. Central heating radiator.



### Outside

The property has a paved front garden set behind a brick wall with wrought iron railing. The rear garden is lawned with a paved area and has a brick wall with fencing to the perimeter.

### 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

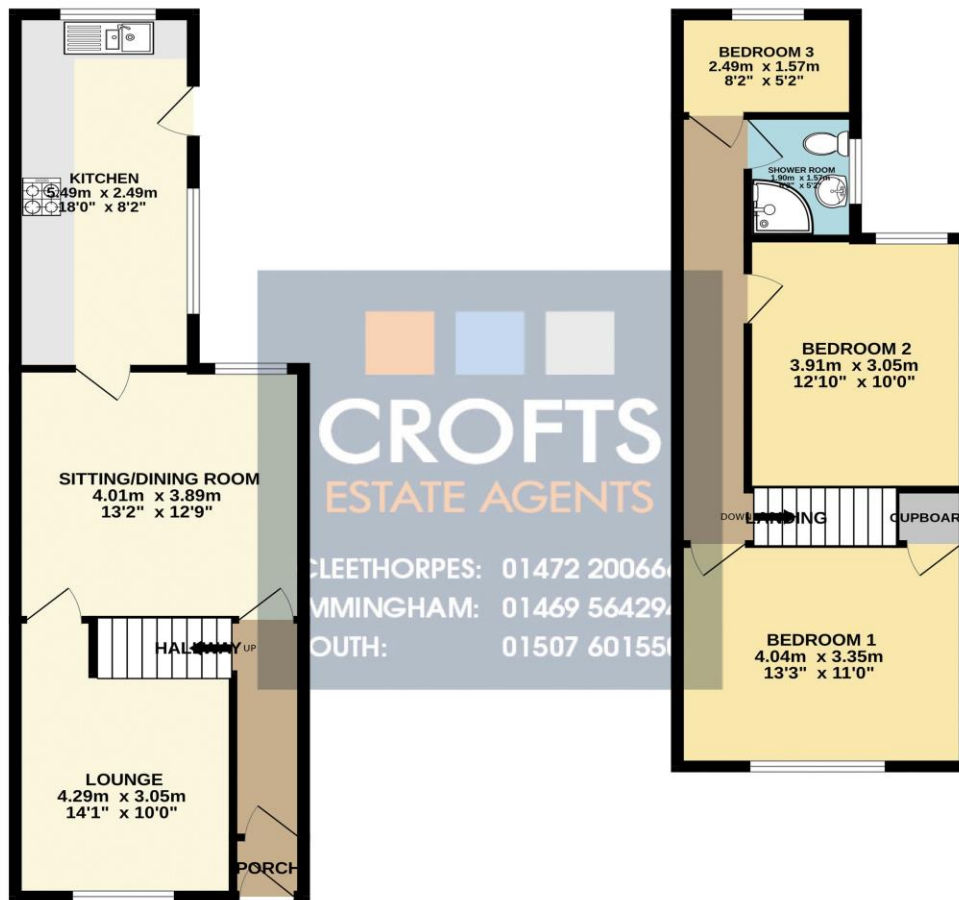
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
46.7 sq.m. (502 sq.ft.) approx.

1ST FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (951 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		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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