



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

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01507 601550

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



Elm Avenue

Grimsby  
DN34 4RF

£125,000

Offered for sale with no forward chain on the vendors side, Crofts are pleased to bring to the market this well presented three bedroom mid terrace house which offers the added bonus of off road parking to the front. With the benefits of gas central heating and uPVC double glazing, the accommodation on offer briefly comprises entrance hallway, lounge, dining room, kitchen, landing, bathroom and three bedrooms. Low maintenance gardens. Viewing is highly advised.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### **Entrance Hallway**

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor accommodation.

#### **Lounge**

13' 3" into bay x 10' 11" (4.030m x 3.332m)

The first of the reception rooms creates this pleasant living room which offers a walk in uPVC double glazed bay window to the front elevation. Central heating radiator.

#### **Dining Room**

14' 2" x 11' 6" (4.319m x 3.513m)

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

#### **Kitchen**

12' 6" x 8' 9" (3.799m x 2.677m)

uPVC double glazed windows to the rear and side elevations. uPVC double glazed entry door to the side elevation. Wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine. Understairs storage space.

#### **First Floor Landing**

Access to the three bedrooms and the bathroom.

#### **Bedroom One**

11' 6" x 14' 6" (3.500m x 4.426m)

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

#### **Bedroom Two**

14' 3" x 8' 11" (4.334m x 2.722m)

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

#### **Bedroom Three**

5' 3" min x 8' 10" (1.600m x 2.687m)

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

#### **Bathroom**

6' 9" x 5' 8" (2.070m x 1.722m)

uPVC double glazed window to the side elevation and equipped with a panelled bath with screen and shower over, pedestal wash hand basin and w.c. Aqua panelling to the walls. Central heating radiator.

#### **Front Garden**

To the front of the property there is the ability for off road parking.



**Rear Garden**

The rear garden offers a low maintenance area.

**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**

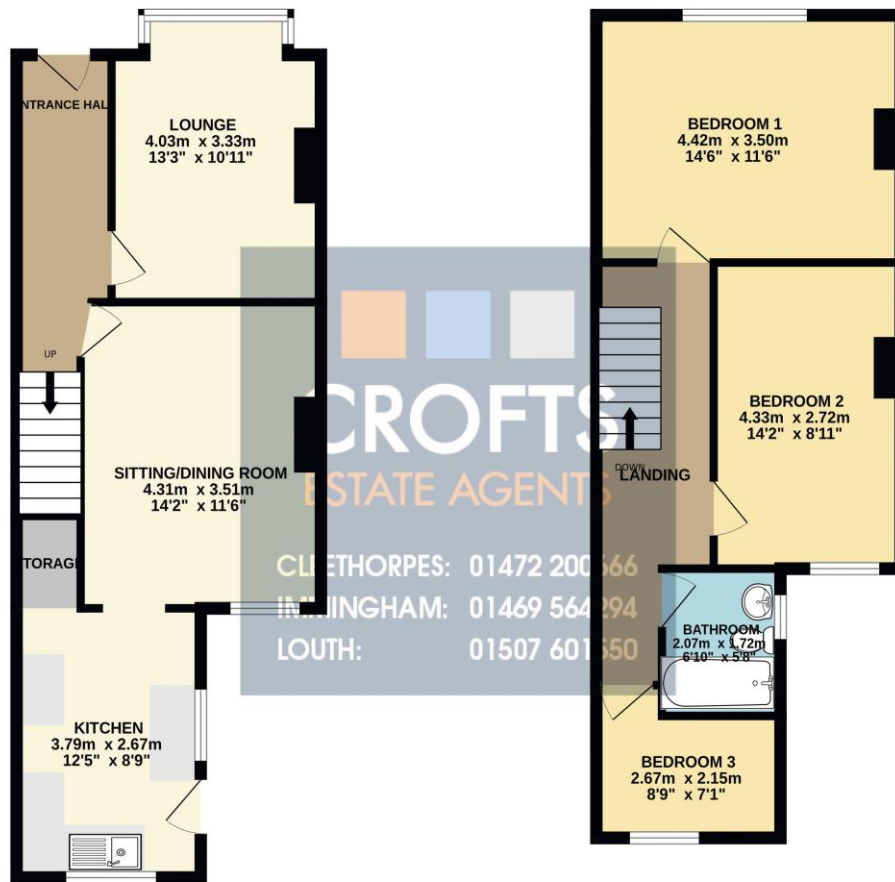
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.0 sq.m. (485 sq.ft.) approx.

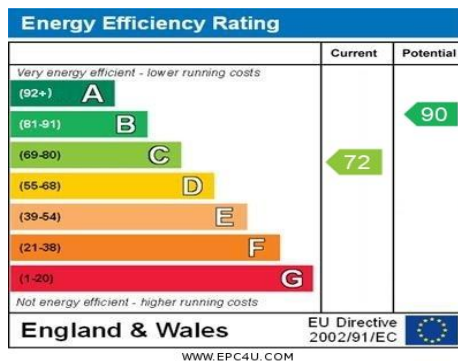
1ST FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 89.0 sq.m. (958 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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