



# CROFTS ESTATE AGENTS

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



Welholme Road

Grimsby  
DN32 0DU

£215,000

We are pleased to be able to offer for sale this well proportioned three double bedroom end terrace house set within this popular and well regarded conservation area of Grimsby. Creating an ideal purchase for a variety of buyers, the property benefits from gas central heating, solar panels and partial double glazing and even offers the potential to possibly created off road parking to the rear. The accommodation on offer briefly comprises entrance hallway, cloakroom, bay fronted lounge, dining area which opens to the conservatory and breakfast kitchen and finally a utility room to the ground floor. To the first floor there is the landing, bathroom and three double bedrooms with an ensuite shower room to the main bedroom. A short stroll of the town centre, local colleges, hospital and the train station, early 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

Pleasantly presented and having coving to the ceiling and picture rail to the walls. Original glazed window and entrance door to the front elevation. Original tiled flooring. Central heating radiator. Staircase to the first floor accommodation with storage and a cloakroom beneath.

### Cloakroom

5' 9" x 2' 6" (1.763m x 0.771m)

Offering circular original glazed window to the side elevation and being fitted with extractor, close coupled w.c and vanity wash hand basin.

### Lounge

13' 7" plus bay x 11' 3" (4.145m x 3.434m)

Offering a deep sealed unit bay window to the front elevation, the lounge has coving to the ceiling and picture rail and dado rail to the walls. Central heating radiator. Fire surround with gas fire.

### Dining Room

12' 7" x 9' 10" (3.833m x 3m)

A lovely sized room with coving to the ceiling. Laminate flooring. Central heating radiator. Opening to the conservatory / kitchen.

### Conservatory

15' 4" x 7' 0" (4.670m x 2.131m)

Adjoining the dining area and kitchen, the conservatory has uPVC double glazed windows to the side elevation, polycarbonate roofing and a uPVC double glazed entry door with two adjoining glazed panels to the rear elevation. Then leading to the kitchen.

### Kitchen

12' 4" x 10' 0" (3.747m x 3.048m)

The kitchen offers and a range of wall and base units with inset one and a half sink and drainer and a matching island with breakfast bar area. Splashback tiling. Plumbing for a dishwasher. Space for a fridge freezer. Freestanding dual range oven which is to be including within the asking price.

### Utility

12' 2" x 7' 6" (3.707m x 2.292m)

uPVC double glazed window and entry door to the side elevation. Work surfacing and walk-in storage cupboards with stainless steel sink and drainer. Floor standing "Stelrad" gas boiler.

### First Floor Landing

With window to the side elevation and having coving to the ceiling and picture rail to the walls. Central heating radiator. Loft access with a loft ladder. Walk in storage cupboard with hot water cylinder which has a window to the side elevation.

### Bedroom One

17' 7" into bay x 10' 0" (5.369m x 3.052m)

A lovely sized main bedroom which has a deep walk in sealed unit bay window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobes. Door to the ensuite which was formerly a fourth bedroom.

### Ensuite

7' 4" x 5' 11" (2.242m x 1.816m)

Offering sealed unit double glazed window to the front elevation along with plantation shutters, the ensuite is equipped with a walk in shower with electric shower, pedestal wash hand basin and a close coupled w.c. Splashback tiling. Chrome effect central heating towel radiator.

### Bedroom Two

12' 7" x 9' 10" (3.828m x 2.990m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobe.

### Bedroom Three

10' 0" x 11' 5" (3.0418m x 3.484m)

The third and final bedroom is another double bedroom and has a uPVC double glazed window to the rear elevation. Coving to the ceiling. Built in wardrobe.

### Bathroom

10' 1" x 6' 3" (3.079m x 1.917m)

uPVC double glazed window to the side elevation. Fitted with a corner bath, w.c, vanity wash hand basin and having a walk in shower with electric shower. Fitted extractor. Towel radiator.

### Front Garden

Established front garden with lawn, shrubs, flowers and plants offering an abundance of colour throughout the year, along with a small wildlife pond creating a pleasant feature.

### Rear Garden

The rear garden enjoys a reasonable degree of privacy and again is beautifully presented with a variety of plants, shrubs, trees, including fruiting. Patio and lawned areas. Timber summer house. One of the bonuses to this property is that the rear garden benefits from a sunny facing aspect and has gated access to the rear which in turn leads to a access road to the rear which then provides the

potential to possibly create off road parking to the rear for those wishing to do so.

### 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.

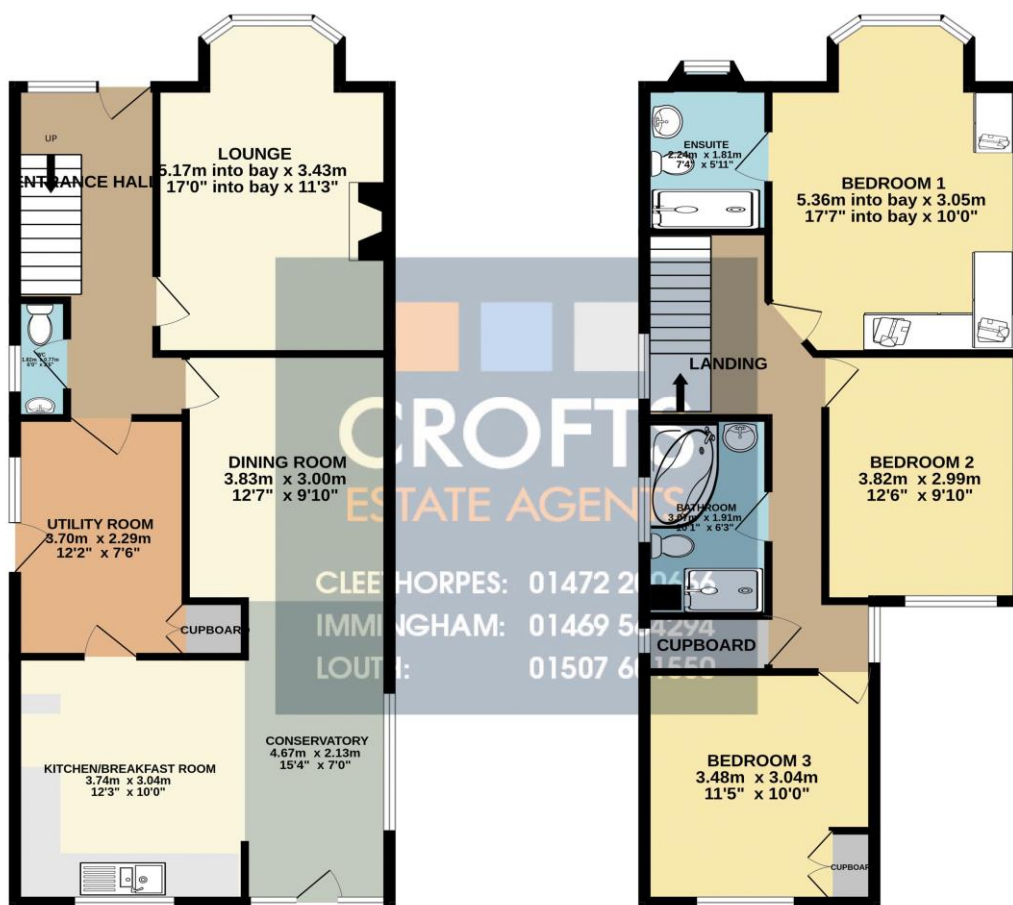
### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.vcc.gov.uk/cti](http://www.vcc.gov.uk/cti)



GROUND FLOOR  
71.0 sq.m. (764 sq.ft.) approx.

1ST FLOOR  
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA: 132.5 sq.m. (1426 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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