



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Chepstow Grove

Grimsby
DN34 5LE

£93,000

Crofts Estate Agents are delighted to present this spacious mid-terrace property to the market, offered for sale with no forward chain. Located in the heart of Grimsby, this home is ideal for first-time buyers or investors looking for a well-proportioned property in a convenient location. The area benefits from a wide range of local amenities, schools, and excellent road links, making it a popular place to live. Internally, the property offers a welcoming entrance hall, a spacious lounge, a separate dining room and a fitted kitchen. To the first floor, there are three generously sized bedrooms, along with a bathroom and a separate WC. Outside, there are gardens to both the front and rear. The property also benefits from uPVC double glazing and gas central heating throughout. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Upon entering the property, you are welcomed into the entrance hall, which features a uPVC double glazed entry door and window to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

12' 11" x 11' 9" (3.949m x 3.57m)

The spacious lounge benefits from a front-facing window, coving to the ceiling, a radiator, and attractive laminate flooring. A feature fireplace adds character and warmth to the room incorporating a living flame gas fire. Doors from the hallway and to the dining room.

Dining Room

9' 5" x 8' 11" min (2.88m x 2.727m)

Situated at the rear, the dining room includes a uPVC double glazed window overlooking the garden, a tiled floor and a radiator. A useful storage cupboard houses the boiler.

Kitchen

9' 5" x 8' 9" (2.88m x 2.66m)

The kitchen is fitted with a range of wall and base units with contrasting work surfacing which includes a sink with drainer. Gas cooker point. Space for a fridge freezer. Plumbing for a washing machine. Tiled flooring. uPVC double glazed window and entry door to the rear elevation.

First Floor Landing

The carpeted landing provides access to the loft and all upstairs rooms.

Bedroom One

13' 1" x 11' 0" min (3.985m x 3.363m)

This generously sized main bedroom features a window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

9' 4" x 11' 10" min (2.856m x 3.619m)

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

Bedroom Three

9' 7" x 8' 10" (2.932m x 2.701m)

A bright front-facing room with laminate flooring and a radiator, ideal as a single bedroom, nursery, or home office.

W.C

5' 10" x 2' 10" (1.772m x 0.855m)

Fitted with a WC and vinyl flooring, the separate WC also benefits from an opaque rear-facing window.

Bathroom

5' 10" x 4' 9" (1.789m x 1.455m)

The bathroom includes an opaque window to the rear, partially tiled walls, vinyl flooring, a vanity basin and a panelled bath with shower. Heated towel rail.

Outside

The property benefits from well-maintained gardens to both the front and rear. The front garden offers a welcoming approach with paved and gravelled areas. To the rear, a private and enclosed garden offers a great space for relaxing or entertaining. It features a lawn perfect for families or pets. Flower beds. Secure outbuilding provides useful storage for garden tools, bikes, or outdoor equipment.

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.

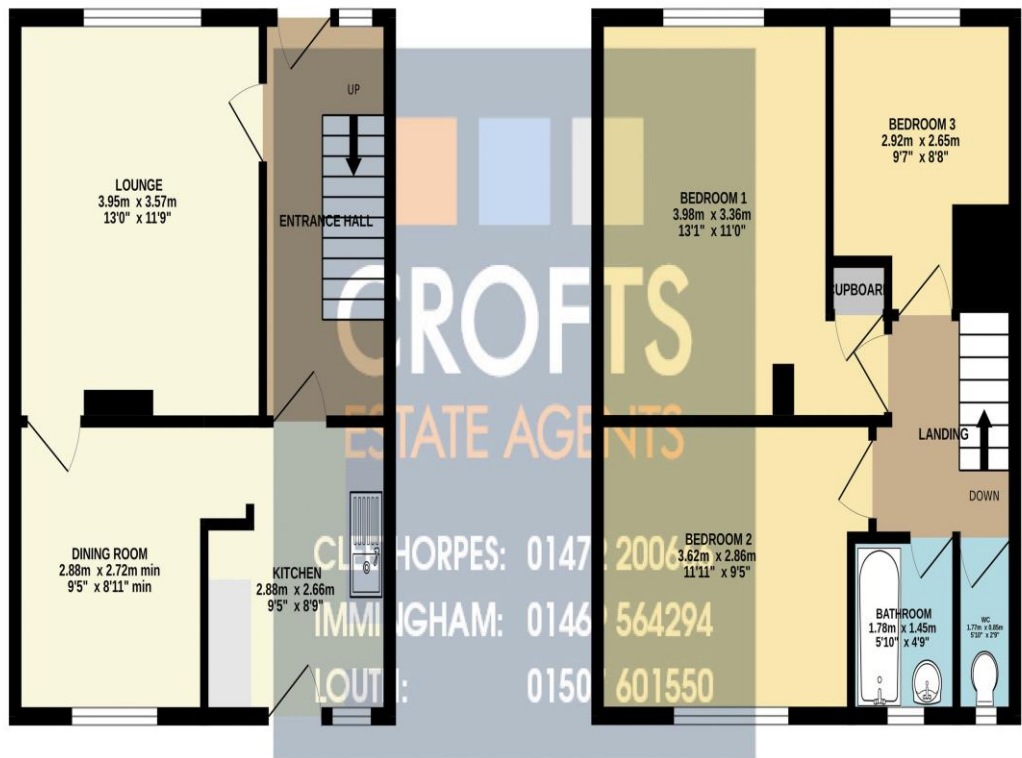
Mortgage and Financial Advice

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



GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.

1ST FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (826 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.