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



Welholme Road

**Grimsby
DN32 0DR**

**Offers in the Region Of
£135,000**

Crofts Estate Agents are delighted to bring to the market this modern two-bedroom townhouse, offered for sale with no forward chain on the vendor's side. This attractive and well-maintained property is ideal for a variety of buyers and benefits from gas central heating and double glazing throughout. The accommodation briefly comprises an entrance hall leading into a lovely open-plan lounge and dining kitchen, with stairs rising to the first-floor landing. Upstairs, there are two well-proportioned bedrooms and a stylish family bathroom. Externally, the property also benefits from allocated parking to the rear, providing added convenience. An excellent opportunity for first-time buyers, investors, or those looking to downsize. Early viewing is highly recommended.

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Entrance Hallway

Accessed via a decorative glazed entrance door, the hallway is neutrally decorated and features coving to the ceiling. A staircase leads to the first-floor accommodation, and a door provides access to the attractively presented open-plan lounge and dining kitchen.

Lounge/Dining Kitchen

13' 7" x 18' 10" (4.13m x 5.75m) L shape maximums

This beautifully presented open-plan space is neutrally decorated and features a large uPVC double-glazed window that allows for plenty of natural light. The room benefits from two gas central heating radiators and offers two useful storage cupboards—one beneath the stairs and another housing the gas boiler. The modern kitchen area boasts a comprehensive range of fitted wall and base units with roll-edged worktops and an inset stainless steel sink and drainer. Under-unit lighting enhances the stylish finish. Appliances include an integrated oven, five-ring gas hob with stainless steel splashback and Neff chimney extractor, integrated fridge/freezer, dishwasher, and a washing machine. Downlighting to the ceiling completes the contemporary look.

First Floor Landing

The neutrally decorated landing benefits from a uPVC double-glazed window and provides access to both bedrooms and the bathroom.

Bedroom One

10' 2" x 9' 11" (3.098m x 3.015m) maximums

A well-proportioned double bedroom with neutral décor, featuring a uPVC double-glazed window and gas central heating radiator.

Bedroom Two

10' 3" x 6' 3" (3.118m x 1.895m)

A second bedroom, ideal as a guest room or home office, complete with a uPVC double-glazed window and gas central heating radiator.

Bathroom

7' 4" x 7' 11" (2.23m x 2.42m)

This stylish bathroom has been fitted by its current owners and is fitted with a wash hand basin, w.c and a bath with shower over. Attractive tiling to the splashback areas, along with illuminated wall niche. Fitted extractor fan, and ceiling downlights add to the modern finish. Heating is provided by a chrome towel radiator.

Outside

Access to this lovely property is via the gated access to the front and the property is supplied with one parking space. The communal grounds are maintained with an annual fee. (each owner is a share owner to the owners management company).

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.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
25.6 sq.m. (275 sq.ft.) approx.

1ST FLOOR
23.3 sq.m. (250 sq.ft.) approx.



TOTAL FLOOR AREA: 48.8 sq.m. (526 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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