



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



Hainton Avenue

Grimsby
DN32 9LS

Offers in the Region Of
£135,000

Crofts estate agents are delighted to offer for sale this mid terrace property located within the town of Grimsby. The property is a fully licensed House of Multiple Occupancy and has been trading as for many years, currently fully let with SIX bedrooms and subject to the professional management by the owners is generally always fully let. Nearby there are many local amenities and also the town centre is nearby. Internal viewing will reveal the entrance hall, six bedrooms, kitchen, dining room, two shower rooms and a bike store. There are also gardens to the front and rear with a generous garden to the rear and the property also benefits from uPVC double glazing and gas central heating. * Approx £29,000 per year rental income *

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



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 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.

Tenure

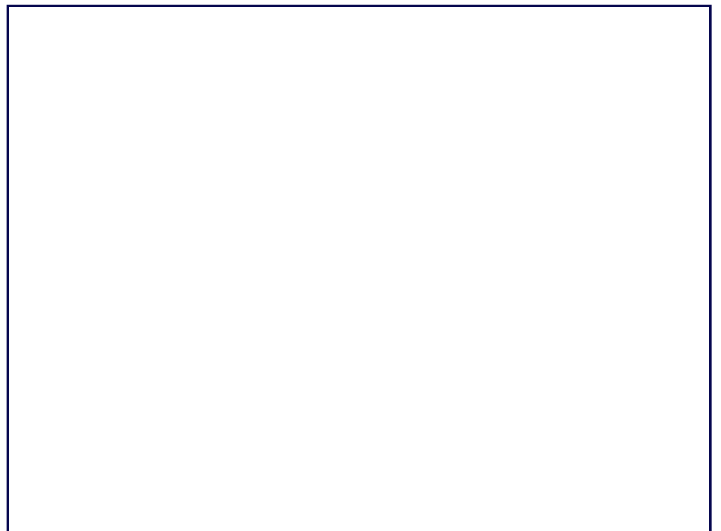
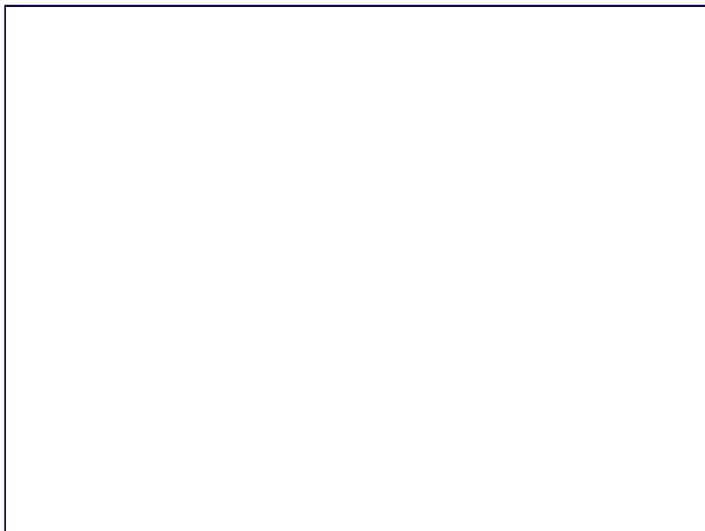
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

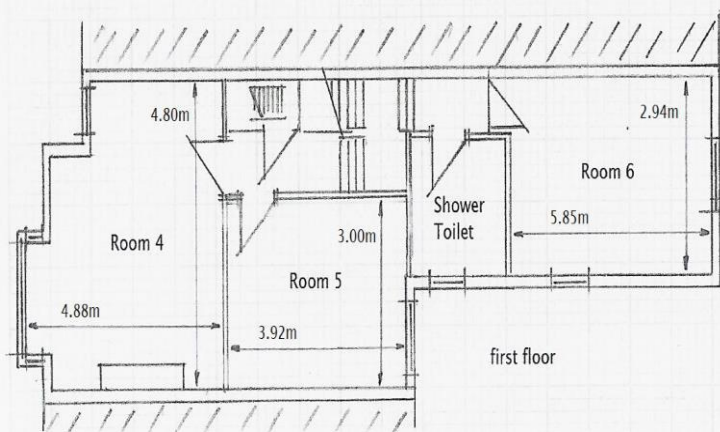
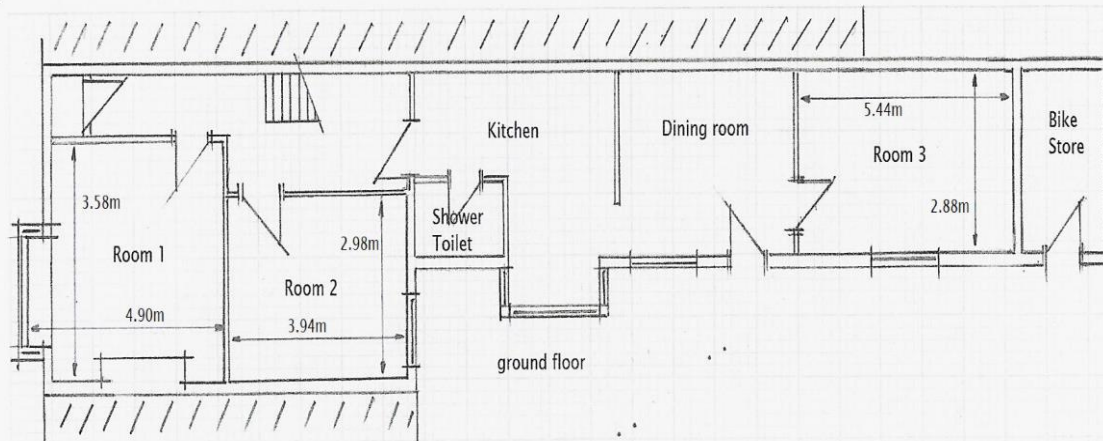
Services

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.





310 Hainton Avenue, Grimsby DN329LS

scale 1:100

Charmoo Estates Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		