



CROFTS ESTATE AGENTS

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



Grayling Close

Grimsby
DN37 9HA

Offers in the Region Of £145,000

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Property Introduction

*** OPEN DAY - SATURDAY 27TH SEPTEMBER 12PM - 2PM NO APPOINTMENT NECESSARY *** Crofts estate agents are delighted to offer for sale this spacious and versatile property which is located within a popular area within the town of Grimsby. Ideal for a verity of buyers, this property comes with viewing highly advised. Located within close proximity to many local amenities, schools and excellent road links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC and a bedroom to the ground floor, to the first floor there are two more double bedrooms and the bathroom. Externally there are gardens to the front and rear with a gated driveway providing off road parking and access to the garage. The property also benefits from uPVC double glazing and gas central heating.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

15' 3" x 16' 1" (4.66m x 4.90m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

14' 4" x 9' 11" (4.38m x 3.03m)

The kitchen-diner has a window and door to the rear elevation, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine. There is also space for a dining table.

WC

A room with a window to the side, vinyl flooring and a basin leads into the WC with an opaque window to the rear elevation, a WC and vinyl flooring.

Bedroom Three

7' 11" x 9' 1" (2.42m x 2.78m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

9' 10" x 12' 5" (2.99m x 3.78m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also the airing cupboard and a storage cupboard.

Bedroom Two

7' 10" x 13' 9" (2.40m x 4.19m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built-in cupboard.

Bathroom

8' 4" x 6' 8" (2.54m x 2.02m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower over.

Garage

21' 4" x 10' 0" (6.51m x 3.06m)

The garage has an up and over door, window and door to the side and electrics.

Outside

A gated driveway provides access to off road parking on the driveway. There is also a lawn and perimeter walls and fencing. The rear garden has a patio area ideal for alfresco dining with a lawn through a small gate and established shrubs, all enclosed by perimeter fencing.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

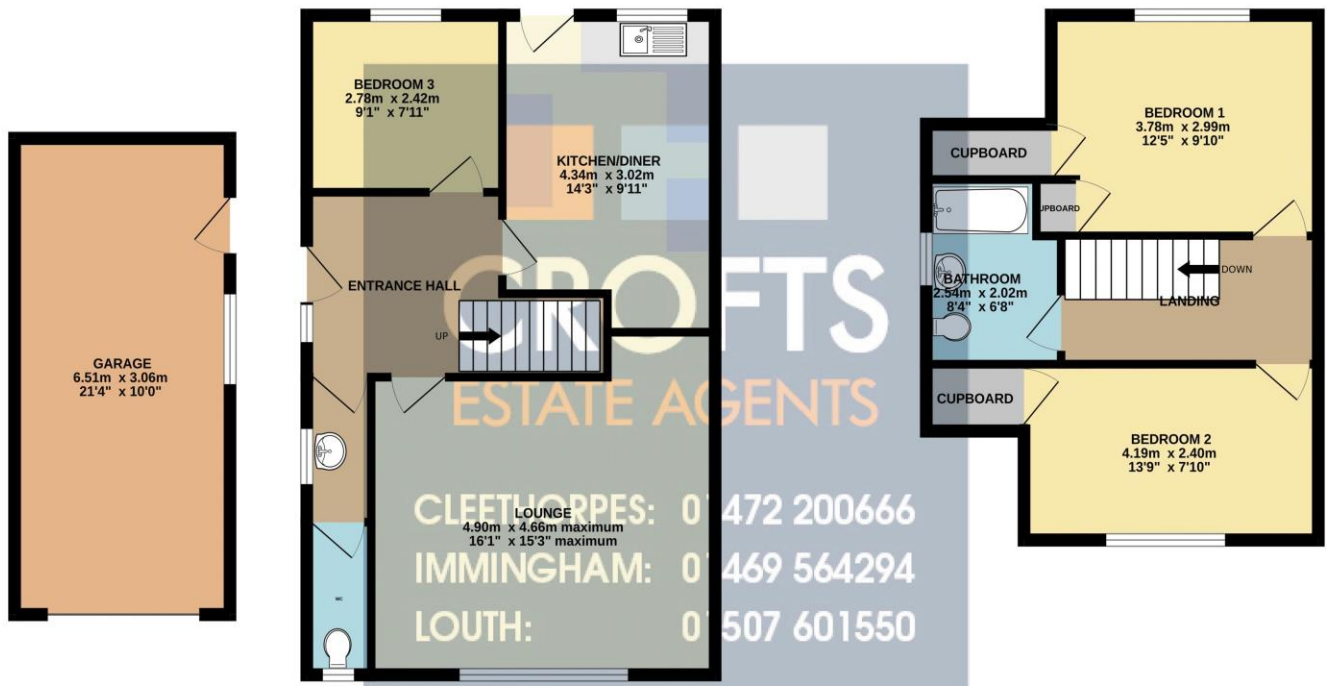
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
72.3 sq.m. (779 sq.ft.) approx.

1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 107.7 sq.m. (1159 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		84 B
69-80	C		
55-68	D		
39-54	E	46 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.