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



Boulevard Avenue

Grimsby
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Offers in the Region Of £58,500

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Property Introduction

ATTENTION INVESTORS AND FIRST-TIME BUYERS

Crofts are delighted to present this two-bedroom mid-terrace property, offered for sale with no forward chain. Benefiting from gas central heating and uPVC double glazing, the home represents an excellent opportunity for those seeking a first step on the property ladder or an investment with strong rental potential. While the property would benefit from a degree of redecoration and refurbishment, it offers plenty of scope to create a comfortable home tailored to your own style. The accommodation briefly comprises an entrance porch leading into a hallway, a spacious lounge, and a kitchen breakfast room with a useful utility area. To the first floor, there are two bedrooms and a bathroom. Outside, the property enjoys relatively low-maintenance front and rear gardens. Viewing is highly recommended to fully appreciate the potential this home has to offer.

Entrance Porch

uPVC double glazed entry door to the front elevation. Opening to the hallway.

Hallway

Staircase leading to the first floor.

Lounge

14' 2" into bay x 14' 0" (4.328m x 4.266m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Covings to the ceiling and dado rail to the walls. Fireplace.

Kitchen/Breakfast Room

9' 11" x 17' 1" (3.029m x 5.215m)

With uPVC double glazed window and entry door to the rear elevation, the kitchen offers a range of wall and base units with contrasting work surfacing with inset stainless steel and drainer, but would really benefit from replacement. Splashback tiling. Electric cooker point. Understairs storage cupboard. Opening into a utility area.

Utility Area

6' 11" x 4' 7" (2.102m x 1.395m)

Opening off from the kitchen, this area offers uPVC double glazed windows to the rear and side elevations and has plumbing for an automatic washing machine.

First Floor Landing

Loft access to the ceiling. Access to the two bedrooms and the bathroom.

Bedroom One

12' 0" x 13' 11" (3.667m x 4.254m)

uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Cupboard housing the gas boiler. Central heating radiator.

Bedroom Two

9' 11" x 8' 4" (3.030m x 2.552m)

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

Bathroom

6' 9" x 8' 3" (2.059m x 2.520m)

The bathroom offers a uPVC double glazed window to the rear elevation and is fitted with a corner bath with shower attachment, pedestal wash hand basin and a w.c. Splashback tiling.

Outside

The property benefits from gardens to the front and rear elevations, with the rear enjoying a sunny aspect.

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 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

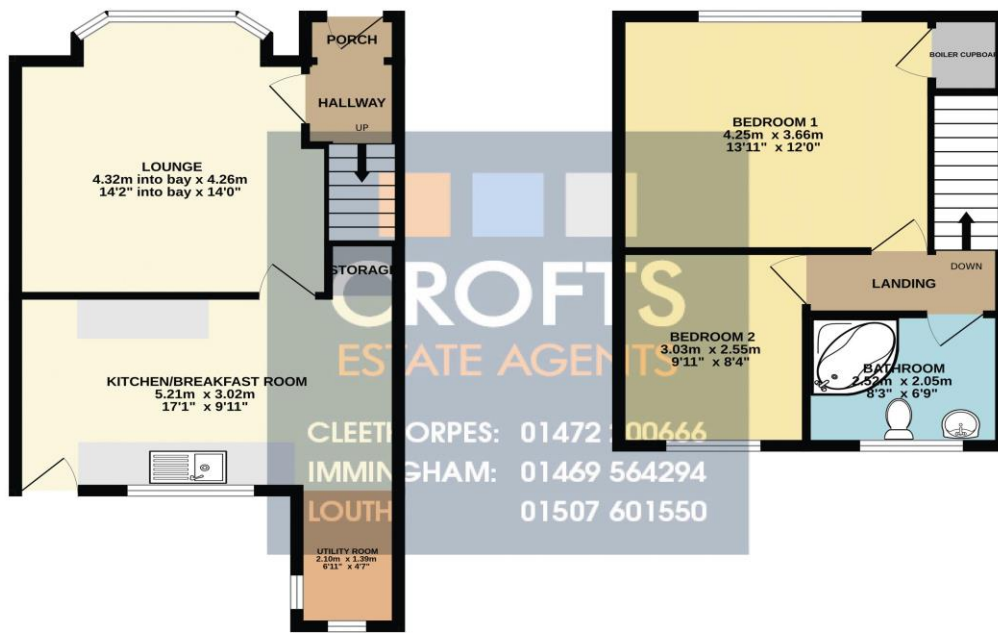
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.

1ST FLOOR
34.6 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA: 74.6 sq.m. (803 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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