



# CROFTS ESTATE AGENTS

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Cromwell Avenue

Grimsby  
DN31 2DR

Auction Guide Price £50,000

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### Property Introduction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. Three bedroom semi-detached house situated close to the town centre, creating an ideal investment or even first time property purchase, as the modern method is also suitable for those with mortgages. The accommodation offers gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, sitting/dining room, kitchen, landing, three bedrooms and a bathroom. Front and good sized rear garden. The property does require some refurbishment and redecoration.

### Entrance Hallway

uPVC double glazed Georgian styled entry door to the front elevation. Staircase to the first floor. Central heating radiator.

### Lounge or dining room

13' 6" into bay x 9' 11" (4.124m x 3.034m)  
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Electric fire with surround (not tested).

### Sitting/dining room

12' 0" x 15' 11" (3.649m x 4.861m)  
uPVC double glazed French doors to the rear elevations with adjoining side and overhead panels. Louis styled fire surround with fire. Central heating radiator. Coving and rose to the ceiling.

### Kitchen

13' 8" x 7' 5" (4.163m x 2.272m)  
Offering uPVC double glazed windows to the side and rear elevations along with rear entry door. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob. Plumbing for a washing machine. Gas boiler.

### First Floor Landing

uPVC double glazed window to the side elevation.

**Bedroom One**

13' 6" x 10' 0" (4.120m x 3.048m)

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

**Bedroom Two**

8' 10" x 10' 6" (2.681m x 3.195m)

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

**Bedroom Three**

12' 0" x 5' 8" min (3.649m x 1.722m)

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

**Bathroom**

8' 9" x 4' 11" (2.668m x 1.498m)

Equipped with a close coupled w.c, pedestal wash hand basin and a panelled bath. Splashback tiling. uPVC double glazed window to the rear elevation.

**Outside**

The property benefits from front and a good sized southerly facing rear garden, ideal for the family market.

**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](http://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](http://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**

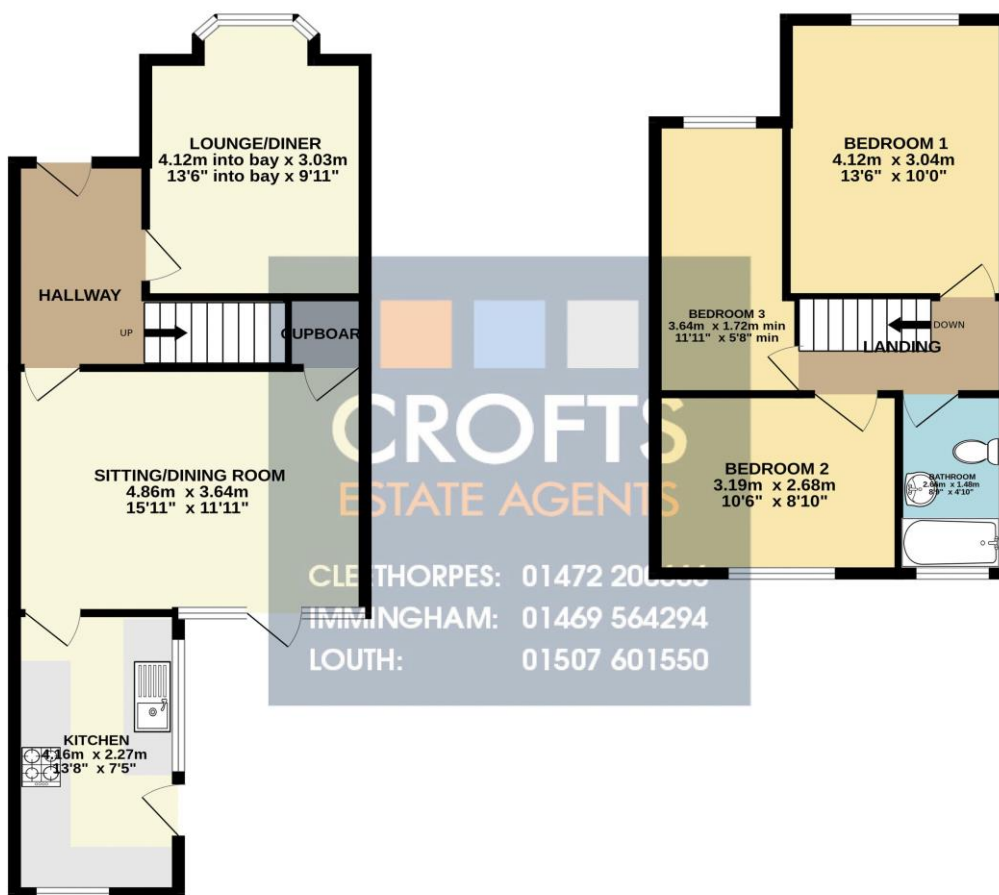
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
47.5 sq.m. (511 sq.ft.) approx.

1ST FLOOR  
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (911 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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