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



Gervase Holles Way

Grimsby
DN33 1BF

Offers in the Region Of £140,000

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



Property Introduction

Offered to the market with NO FORWARD CHAIN, this well-presented mid-terrace property on Gervase Holles Way in Grimsby is ideal for first-time buyers, investors, or those looking to downsize. The ground floor offers a comfortable lounge, a convenient WC, and a spacious kitchen-diner, perfect for everyday living and entertaining. The kitchen is modern and functional, with space for a dining table and views over the rear garden. Upstairs, you'll find two double bedrooms, both benefiting from built-in storage cupboards. Bedroom one further impresses with a stylish range of modern fitted furniture, providing excellent wardrobe and storage space. The accommodation is completed by a modern bathroom, finished to a good standard. Outside, the property enjoys gardens to both the front and rear, with the rear garden offering a private outdoor space ideal for relaxing or entertaining. Additionally, there is one allocated parking space for convenience. Situated close to local amenities, schools, and transport links, this property represents a fantastic opportunity in a popular residential area. Early viewing is highly recommended to fully appreciate what this home has to offer.

Lounge

15' 11" x 12' 7" (4.85m x 3.83m)

The lounge reveals a window and door to the front elevation, a radiator and laminate flooring.

Kitchen/Diner

8' 6" x 12' 7" (2.59m x 3.83m)

The kitchen-diner has a window and door to the rear elevation, a radiator and a tiled floor. There is also a modern range of fitted units and counter tops with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and a gas hob with an extractor over. There is also a space for a dining table.

WC

With a radiator, tiled floor, WC and basin.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

12' 0" x 16' 1" (3.67m x 4.89m)

Bedroom one reveals a window to the front elevation, a radiator and a carpeted floor. There is also a range of modern fitted furniture. There is also a built in cupboard.

Bedroom Two

8' 10" x 16' 6" (2.69m x 5.04m)

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

Bathroom

6' 10" x 5' 7" (2.08m x 1.69m)

The bathroom has partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

Outside

With a small front garden with a lawn and footpath to the front door. The rear garden is low maintenance with a large patio area ideal for alfresco dining, all enclosed by perimeter fencing and a gate to the side. There is also an allocated parking space.

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.

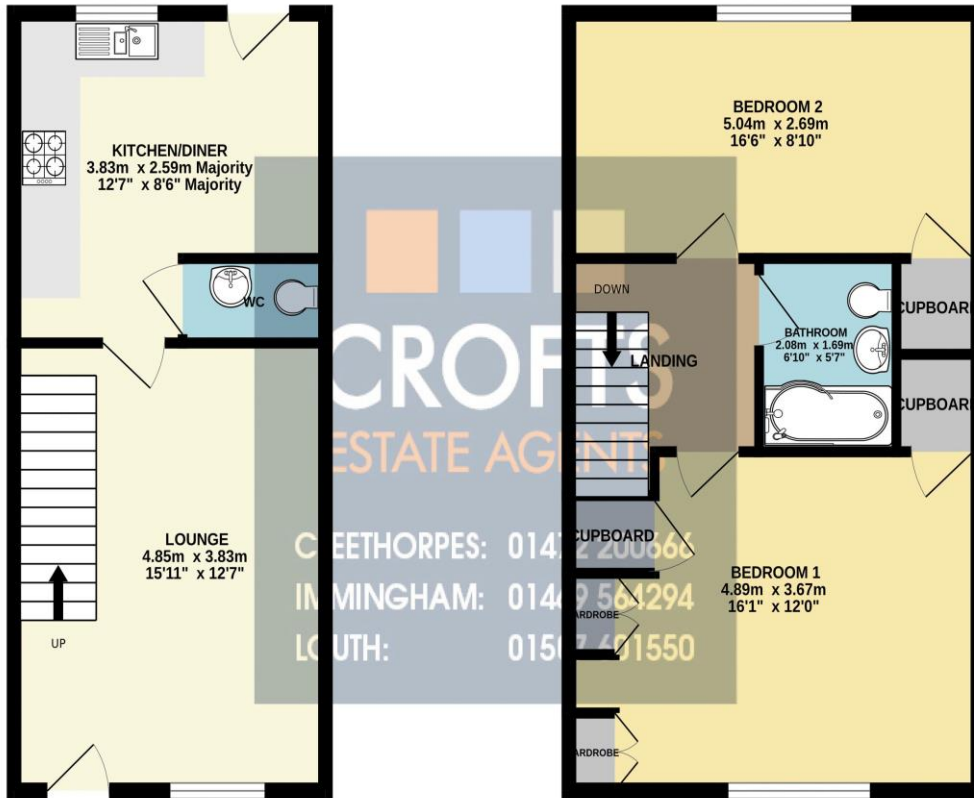
Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.

1ST FLOOR
42.3 sq.m. (456 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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