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



Farebrother Street

Grimsby
DN32 0JS

Offers in the Region Of £83,500

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

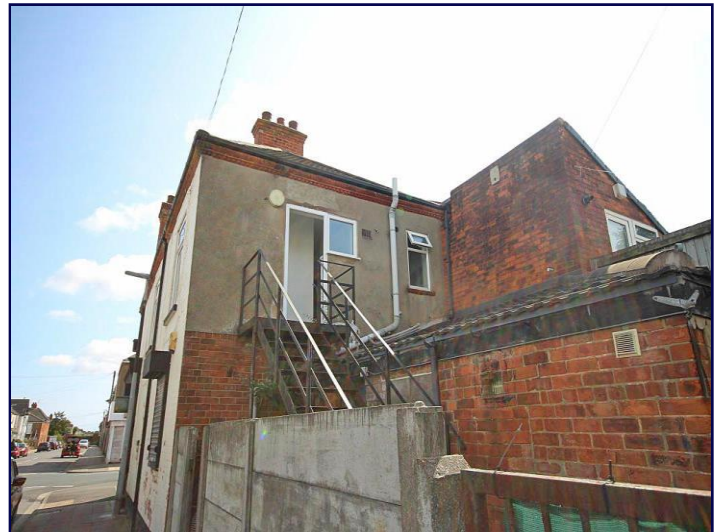
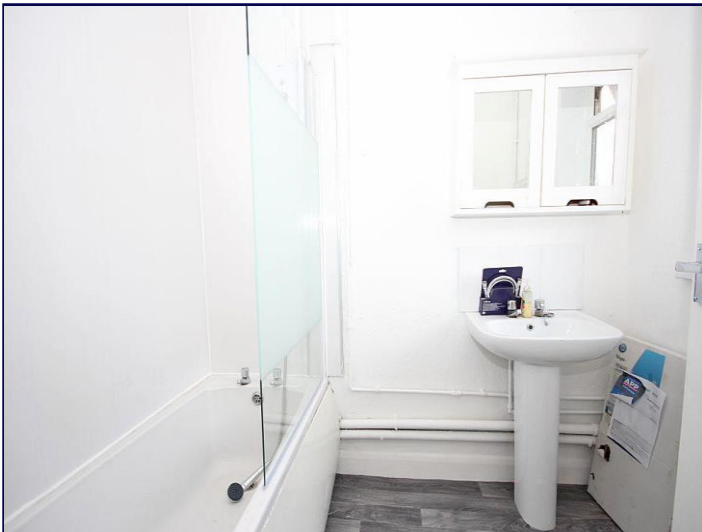
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Property Introduction

**** INVESTORS IDEAL PURCHASE. CURRENTLY LET TO A TENANT WISHING TO REMAIN **** This end of terrace which is divided into a ground floor retail unit currently rented out for £250pcm and used as storage and a first floor flat which is currently let at £450 pcm. Ideal for an investor this property comes with viewing highly advised and viewings are available straight away. Nearby there are a wide variety of local amenities and internal viewing will reveal to the flat the entrance hall, lounge, kitchen, dining room, two bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

Shop

Secure metal shutters open to reveal the shop which is divided into three rooms.

Entrance Hall

Entering into the property reveals a radiator, a carpeted floor, access to the loft and a storage cupboard.

Lounge

12' 2" x 10' 6" (3.72m x 3.19m)

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

Kitchen

12' 2" x 5' 5" (3.72m x 1.66m)

The kitchen has a window to the front elevation, vinyl flooring and a fitted kitchen in a high gloss finish. There is a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

Dining Room

12' 2" x 8' 0" (3.72m x 2.44m)

The dining room has a radiator and a carpeted floor.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.73m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Two

11' 3" x 7' 7" (3.43m x 2.30m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)

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

Tenure

Believed to be Leasehold, 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

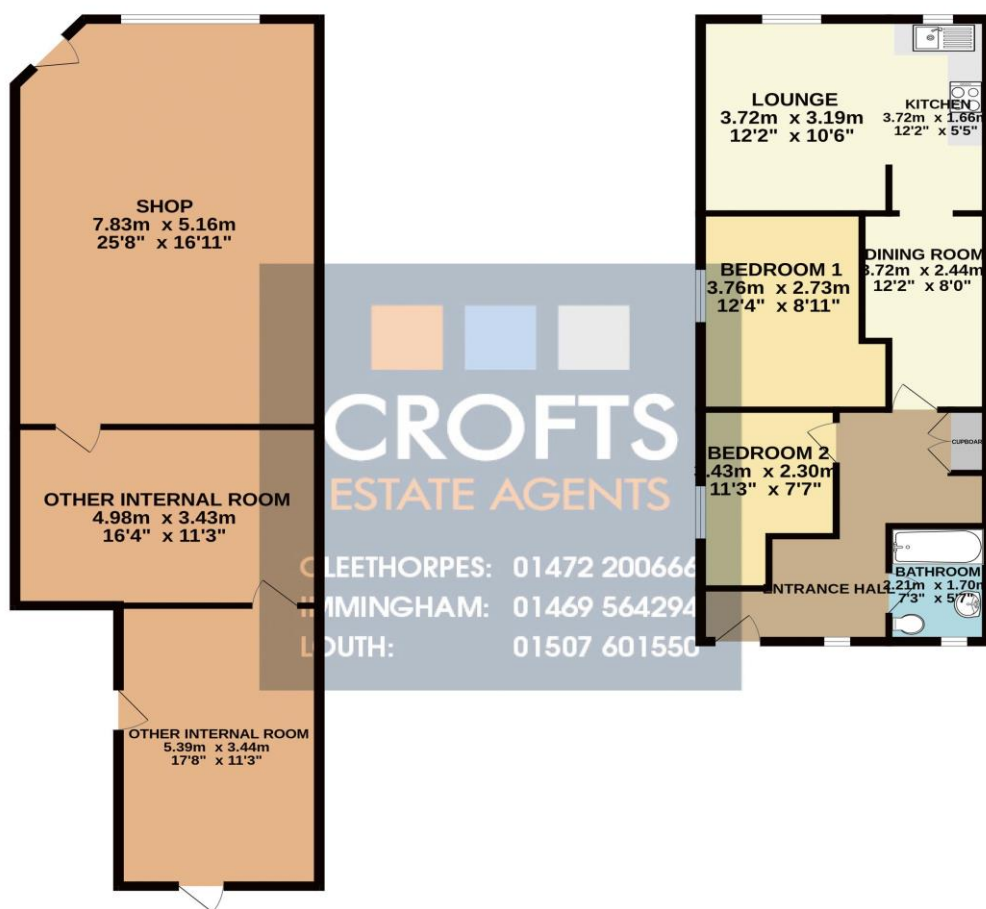
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



BASEMENT
75.7 sq.m. (815 sq.ft.) approx.

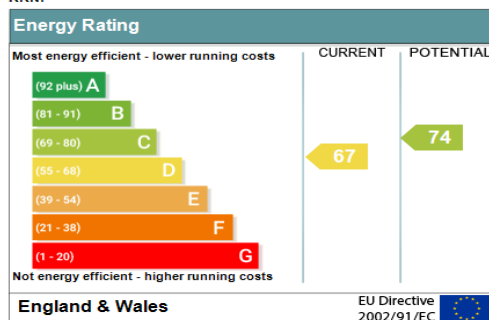
GROUND FLOOR
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA: 133.8 sq.m. (1440 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.
Made with Metropix 5/2023

Address: 96a , Farebrother Street, Grimsby, DN32 0JU
RRN:



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