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



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£87,500

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Property Introduction

Early viewing is strongly recommended for this beautifully presented three-bedroom mid-terrace home, ideally situated close to Grimsby town centre. Perfect for first-time buyers or investors, this ready-to-move-into property is offered for sale with no forward chain. Featuring gas central heating and uPVC double glazing, the accommodation includes an inviting entrance hallway, a lounge that flows seamlessly into the dining room, a modern fitted kitchen, three first-floor bedrooms and a family bathroom. Outside, the property benefits from gardens to both the front and rear. This is a superb opportunity to secure a well-maintained home in a convenient location with no chain from the vendor.

Entrance Hallway

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

Lounge

11' 3" x 10' 9" (3.440m x 3.282m)
uPVC decorative double glazed window to the front elevation. Central heating radiator. Wall mounted electric fire (not tested). Archway through to the dining area.

Dining Room

13' 4" x 10' 9" (4.061m x 3.285m)
uPVC double glazed window to the rear elevation. Central heating radiator. Understairs storage cupboard.

Kitchen

14' 4" x 8' 10" (4.376m x 2.701m)
The kitchen offers a uPVC double glazed window to the side elevation and French doors to the rear. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated twin oven and double eye level oven. Plumbing for a washer and dryer. Tiled flooring.

First Floor Landing

Loft access to the ceiling. Central heating radiator.

Bedroom One

11' 4" x 14' 3" (3.451m x 4.342m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

13' 4" x 8' 9" (4.076m x 2.656m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

6' 2" x 5' 10" (1.885m x 1.767m)
Fitted with a pedestal wash hand basin, close coupled w.c and panelled bath with shower and screen over. Tiling to the walls. Central heating radiator. uPVC double glazed window to the side elevation.

Bedroom Three

7' 9" x 9' 0" (2.371m x 2.731m)

uPVC double glazed window to the rear. Coving to the ceiling.
uPVC double glazed fire escape window.

Outside

The property offers low maintenance gardens to both the front and rear elevations, with the rear garden 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 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.

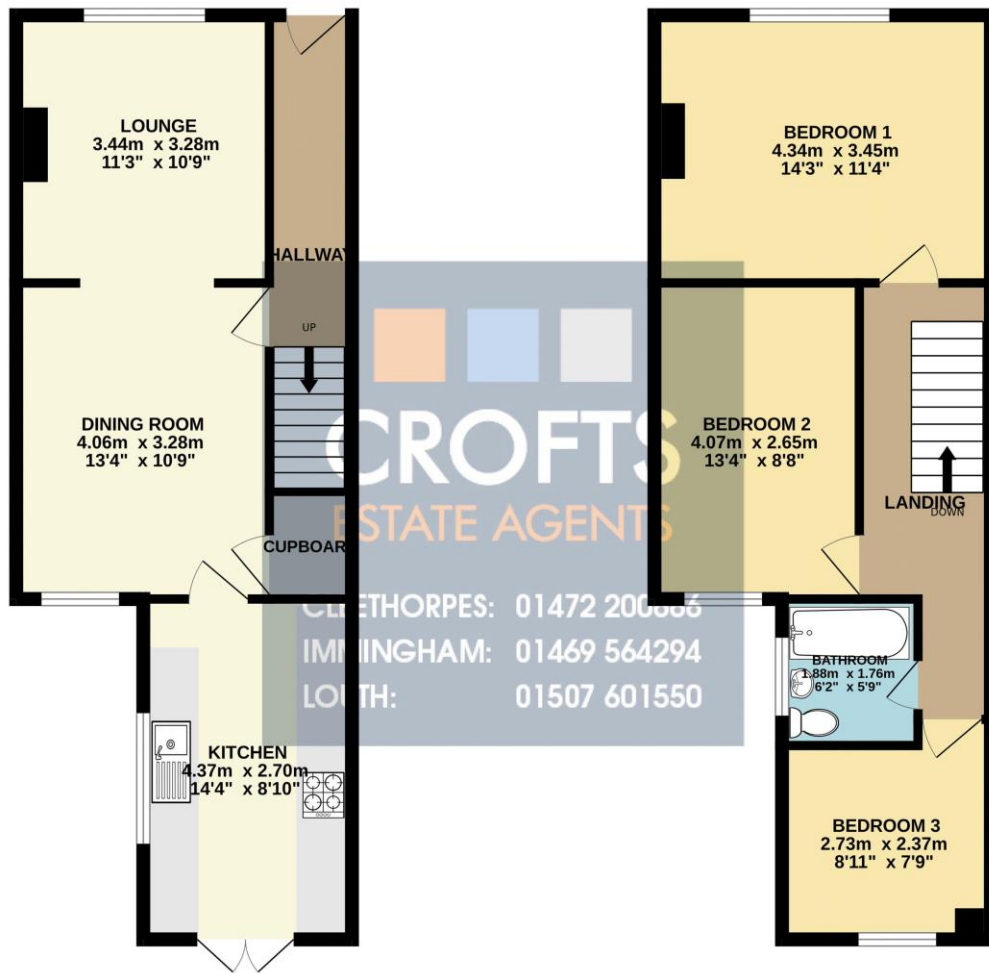
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
44.1 sq.m. (474 sq.ft.) approx.

1ST FLOOR
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 88.1 sq.m. (948 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		83 B
69-80	C		
55-68	D		
39-54	E	47 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.