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



**76 Fairmont Road
Grimsby
DN32 8DY**

£65,000

A rare chance has arisen to secure a mid-terrace house on Fairmont Road, Grimsby — offered with no forward chain and brimming with potential. This well-positioned home is ideal for investors, first-time buyers or those looking for a renovation project in a quietly established residential area, close to amenities, local schools and public transport links. On the ground floor, the property comprises a spacious lounge-diner, a separate kitchen, and a practical shower room, offering a flexible layout ripe for redesign and modernisation. The upstairs level reveals three well-proportioned bedrooms, each providing a blank canvas ready for refurbishment and re-imagining to suit contemporary living standards. Externally, the property features a manageable rear garden — a great basis for landscaping, outdoor entertaining or expansion, subject to the usual planning approvals. Whilst the house does require a scheme of modernisation throughout, its layout and proportions offer serious scope to create a comfortable, stylish home. The combination of no onward chain and clear renovation potential makes this Fairmont Road property a compelling opportunity for those looking to add value in a sought-after Grimsby neighbourhood.

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Entrance

Entering the property reveals laminate flooring and a door to the lounge-diner.

Lounge/Diner

22' 4" x 12' 8" (6.80m x 3.87m max)
The lounge -diner has a bay window to the front elevation, window to the rear, two radiators and laminate flooring. There is also access to an under stairs cupboard.

Kitchen

11' 6" x 8' 2" (3.50m x 2.48m)
The kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Shower Room

7' 4" x 7' 7" (2.24m max x 2.32m max)
The shower room has an opaque window to the rear elevation, a radiator and tiled floor. There is also a WC, basin and a shower enclosure with an electric shower.

Lobby

Off the kitchen with a tiled floor and door to the side elevation.

First Floor Landing

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

Bedroom One

10' 7" x 12' 10" (3.23m x 3.91m)
Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 4" x 7' 9" (3.45m x 2.35m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

11' 0" x 8' 2" (3.35m x 2.48m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Outside

With low maintenance gardens to the front and rear.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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