



# CROFTS ESTATE AGENTS

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



Tunnard Street

Grimsby  
DN32 7LS

Offers in the Region Of  
£48,000

Auctioneer Comments 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

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#### **Lounge/Diner**

26' 5" x 12' 0" (8.06m x 3.66m) maximums

Neutrally decorated and having central dog leg staircase to the first floor. uPVC double glazed window and entry door to the front elevation and window to the rear. Central heating radiators.

#### **Kitchen**

11' 7" x 6' 4" (3.52m x 1.93m)

The kitchen offers a range of wall and base units with contracting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Cooker point. Plumbing for a washing machine. uPVC double glazed window to the side elevation. Entry door to the garden.

#### **Lobby**

Providing access through to the bathroom.

#### **Bathroom**

6' 3" x 5' 0" (1.90m x 1.53m)

Modern white bathroom fitted with a panelled bath with mixer shower taps, pedestal wash hand basin and w.c.

#### **First Floor Landing**

Access the bedrooms.

#### **Bedroom One**

11' 5" x 12' 0" (3.49m x 3.66m)

Neutrally decorated and having uPVC double glazed window to the front elevation. Decorative cast iron fire surround. Central heating radiator.

#### **Bedroom Two**

9' 3" x 9' 0" (2.81m x 2.74m)

Double glazed window to the rear and a central heating radiator.

#### **Bedroom Three**

11' 7" x 6' 4" (3.52m x 1.93m)

uPVC double glazed window to the rear elevation. central heating radiator. Wall mounted gas boiler.

#### **Outside**

Property benefits from a garden to the rear.

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.

#### **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.

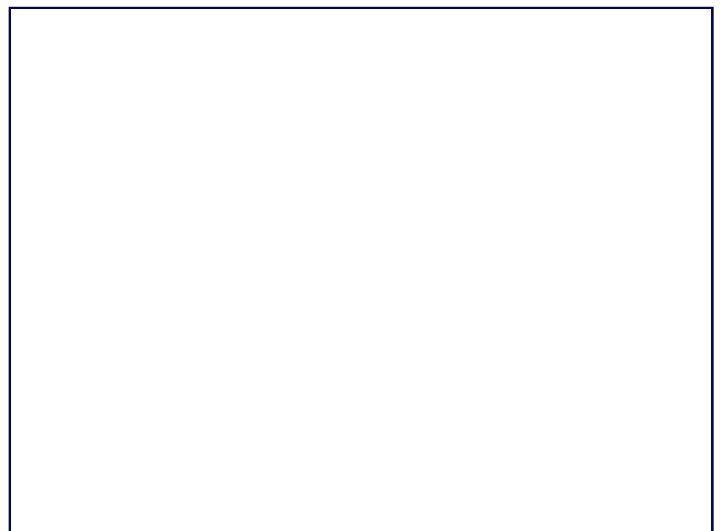
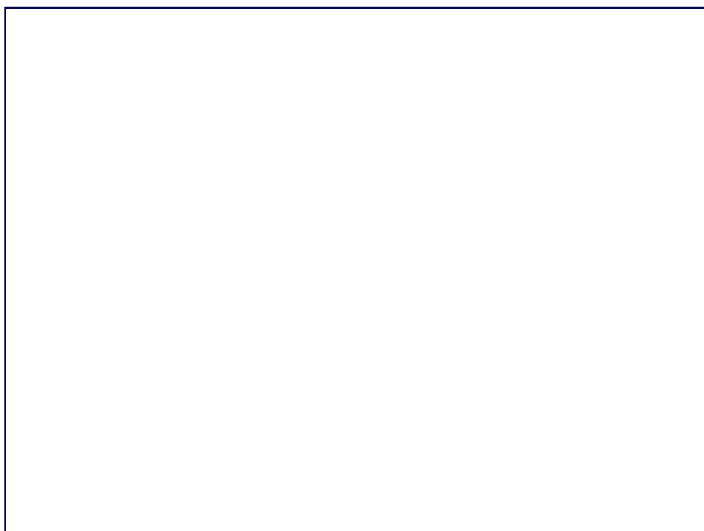
#### **Mortgage and Financial Advice**

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.*

#### **Tenure**

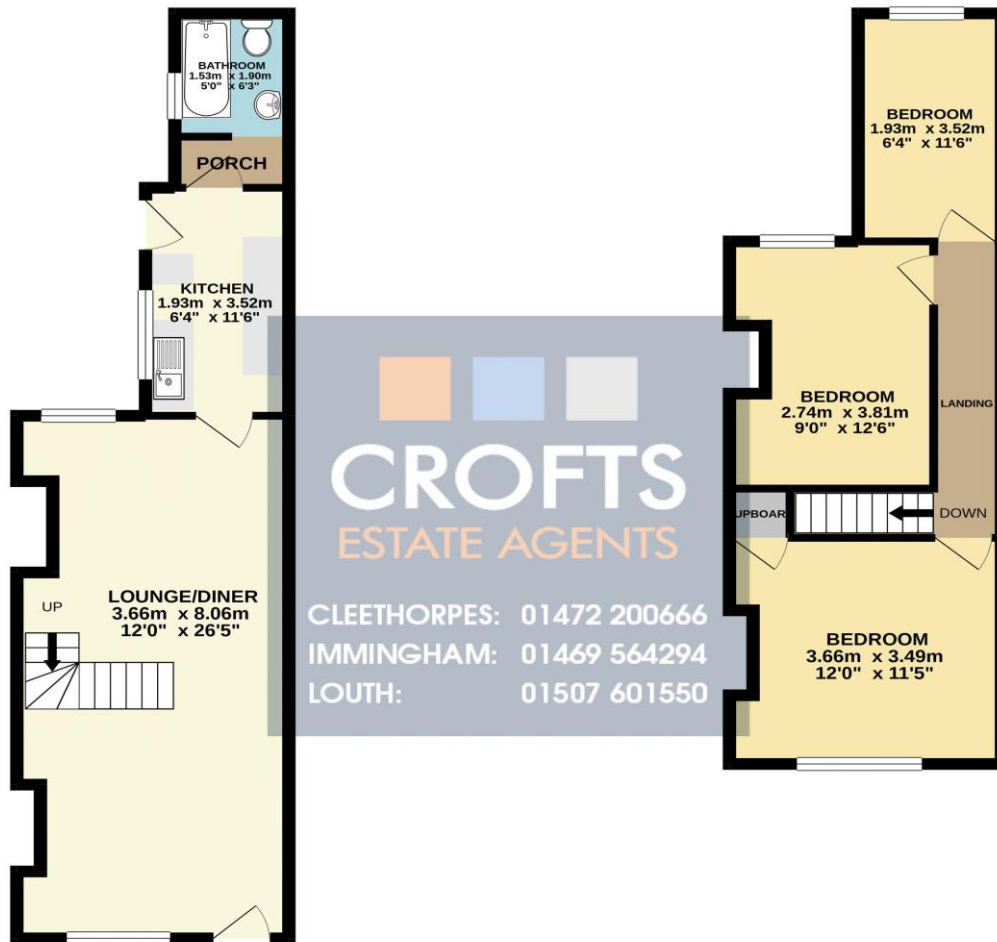
Believed to be Freehold, awaiting solicitors' formal confirmation.





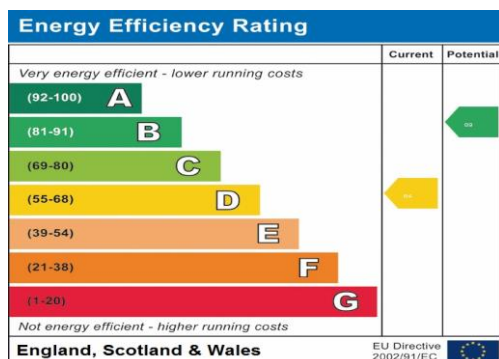
GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.

1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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