



CROFTS ESTATE AGENTS

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



Fairfield Avenue

Grimsby
DN33 3DS

£200,000

NO FORWARD CHAIN - DETACHED BUNGALOW - SPACIOUS LIVING SPACES - Crofts estate agents are delighted to offer for sale with **NO FORWARD** chain this deceptively spacious detached bungalow which is located within village of Scartho. Ideally suited to someone looking to downsize, this property is expected to be popular and interested parties are advised to contact 01472 200666 to register their interest. The village boasts an enviable array of local amenities and internal viewing will reveal the entrance hall, lounge, kitchen-diner, two double bedrooms and the bathroom. Externally there are gardens to the front and rear and also a driveway for off road parking.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals the entrance hall with access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Lounge

11' 10" x 19' 10" (3.61m x 6.05m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

16' 9" x 11' 6" (5.10m at longest x 3.51m at widest)

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

Bedroom One

23' 4" x 9' 8" (7.12m x 2.94m at widest)

Bedroom one has dual aspect windows to the side and rear elevation, sliding patio doors to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

10' 10" x 9' 11" (3.31m x 3.01m)

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

Bathroom

10' 10" x 5' 10" (3.31m x 1.78m)

The bathroom has an opaque window to the side elevation, partially tiled walls, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, vanity basin, bath and a shower cubicle.

Outside

The front garden has a lawn, established shrubs and a driveway providing off road parking and also access to the rear garden. The rear garden has a further lawn with established shrubs and a patio area ideal for alfresco dining. Both gardens are enclosed by perimeter walls and fencing.

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.

Viewings

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

Council Tax Information

Band C: 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 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.



GROUND FLOOR
84.6 sq.m. (911 sq.ft.) approx.



TOTAL FLOOR AREA : 84.6 sq.m. (911 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		82 B
69-80	C		
55-68	D	61 D	
39-54	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.