



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Homefield Avenue

Grimsby
DN33 2AF

Offers in the Region Of £139,950

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

NO FORWARD CHAIN - GARDENS TO THREE SIDES - DRIVEWAY - Crofts Estate Agents are delighted to offer for sale this end of terrace property which is located within the town of Grimsby. With close proximity to not only Grimsby hospital and College, the town centre is within a five minute drive with plenty of local amenities and also the train station. The property does require a scheme of modernisation but is priced to reflect that. Internal visit will reveal the entrance hall, lounge, dining room, kitchen, WC, three bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and a carpeted floor.

Lounge

10' 10" x 13' 0" (3.31m x 3.95m)

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

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

The dining room has a window with side of the door to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

15' 3" x 8' 3" (4.66m x 2.51m)

The kitchen has tri aspect windows, a door to the side elevation, a radiator and vinyl flooring. There are also fitted units with a twin drainer and sink and plumbing for a washing machine.

WC

With an opaque window to the side elevation, a WC and basin.

First Floor Landing

With a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

13' 0" x 10' 9" (3.97m x 3.28m to wardrobe)

Bedroom one has a window to the rear coving to the ceiling, a radiator and a carpeted floor. There are also built in wardrobes.

Bedroom Two

10' 10" x 11' 5" (3.31m x 3.47m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe.

Bedroom Three

8' 5" x 8' 8" (2.57m x 2.63m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 2" x 7' 11" (1.58m x 2.41m)

The bathroom has an opaque window to the rear elevation, a WC, basin and a bath.

Outside

The front garden provides off road parking with a block paved area and also established shrubs. The gate reveals the rear and side garden with a lawn, trees and established shrubs. There is also a patio area ideal for alfresco dining and also an area to the rear which could be used as further off road parking.

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 B: 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

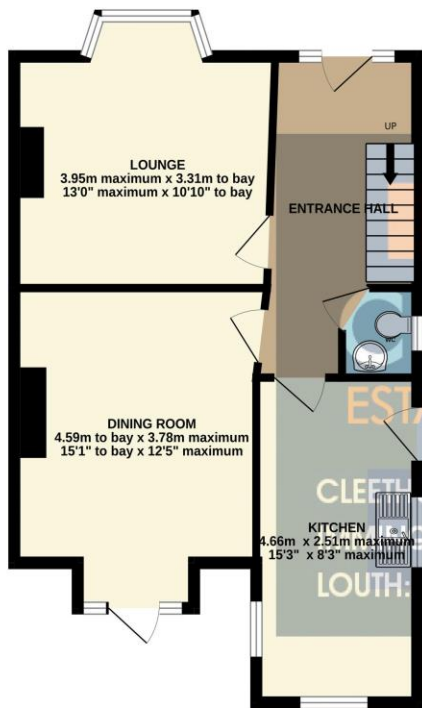
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

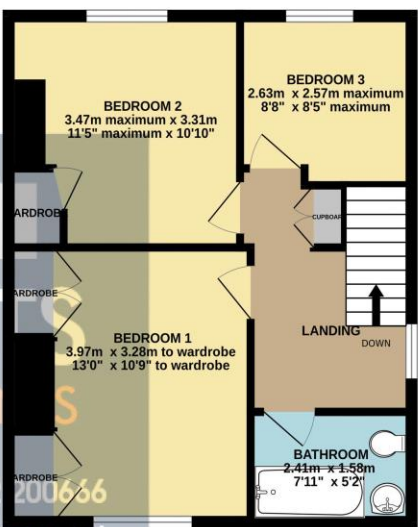
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
49.8 sq.m. (536 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA: 92.2 sq.m. (992 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	67 D	
39-54	E		
21-38	F		
1-20	G		

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