



Fraser Street

Grimsby
DN32 8AQ

£78,000

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Property Introduction

Early viewing is highly recommended of this well-presented and generously proportioned three-bedroom mid-terrace property, offering an ideal opportunity for first-time buyers or property investors. Offered for sale with no forward chain, the accommodation briefly comprises an entrance hallway, lounge, dining room, fitted kitchen, rear lobby, and a modern ground-floor bathroom. To the first floor, there is a landing leading to three good-sized bedrooms. Externally, the property benefits from low-maintenance front and rear gardens, making it both practical and easy to maintain. Gas central heating and uPVC double glazing.

Entrance Hallway

uPVC double glazed entrance door to the front elevation. Dado rail to the walls. Tiled flooring. Understairs storage cupboard.

Lounge

10' 6" x 9' 11" (3.204m x 3.022m)
Offering uPVC double glazed bow window to the front elevation. Coving to the ceiling and dado rail to the walls. Fire surround.

Dining Room

12' 4" x 13' 3" (3.753m x 4.036m)
uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator. Door to the staircase.

Kitchen

12' 8" x 7' 1" (3.853m x 2.161m)

Offering uPVC double glazed window to the side elevation, the kitchen offers a range of fitted wall and base units with contrasting work surfacing with inset one and a half enamel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Splashback tiling. Plumbing for a washing machine. Baxi gas boiler. Tiled flooring.

Lobby

2' 9" x 7' 0" (0.832m x 2.131m)
Tiled flooring. uPVC double glazed door to the side elevation.

Bathroom

6' 9" x 6' 11" (2.063m x 2.118m)

uPVC double glazed window to the rear elevation. Equipped with a vanity wash hand basin, close coupled w.c and a P-shaped shower bath. Tiling to the walls. Fitted extractor. Central heating towel radiator.

Staircase

Central heating radiator to the foot of the stairs. Stairs to the first floor.

First Floor Landing

Central heating radiator. Dado rail.

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Bedroom One

10' 4" x 13' 4" (3.154m x 4.068m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

12' 5" x 10' 1" (3.780m x 3.061m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling and dado rail to the walls. Storage cupboard over the stairs.

Bedroom Three

12' 8" x 7' 1" (3.872m x 2.162m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property benefits from gardens to both the front and rear elevations.

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.

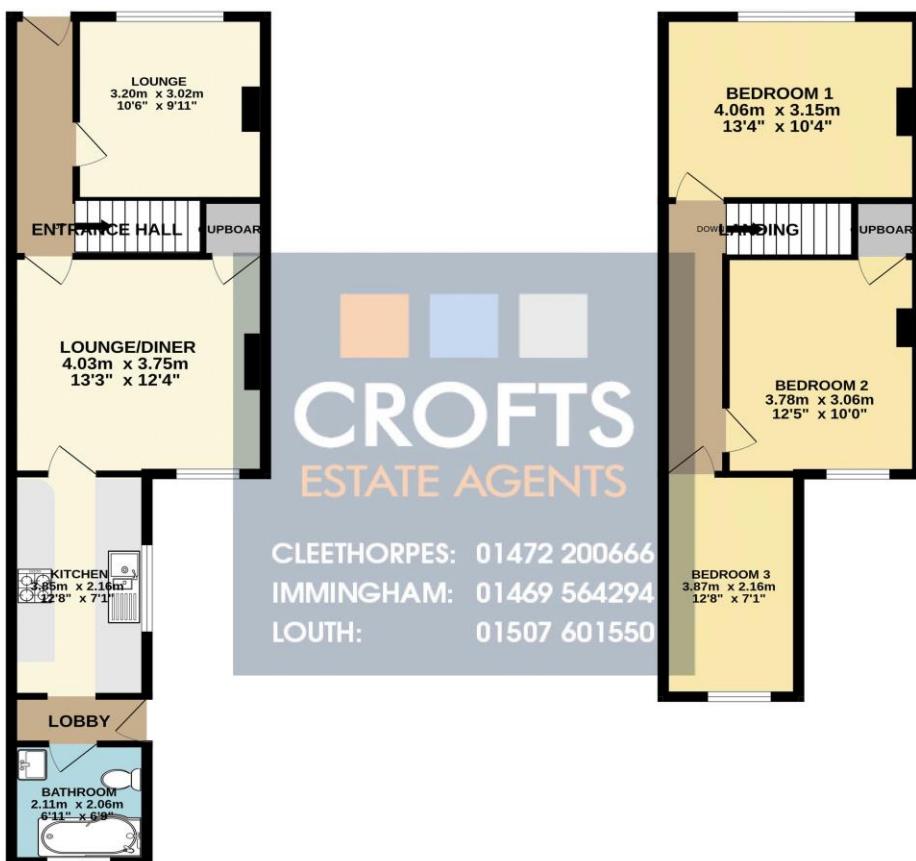
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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

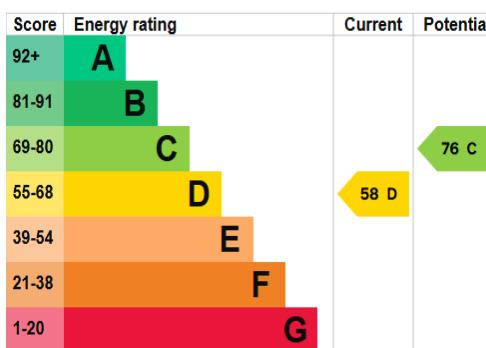


GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.

1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 86.7 sq.m. (933 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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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