



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



Humberstone Road

**Grimsby
DN32 8DP**

**Monthly Rental Of £675
Deposit Of £775**

Crofts Estate Agents are delighted to bring to the market, to let, this spacious mid terrace property located within the town of Grimsby. Ideal for a family looking to move into the area, benefitting from being close by to many local amenities and schools, this property comes with viewing highly advised. The property has newly fitted carpets, and fresh, neutral decor throughout. Internal viewing will reveal the entrance hall, spacious through lounge/diner, and new kitchen. To the first floor you will find three god sized bedrooms and bathroom with a shower fitted over the bath. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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



Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

Lounge

11' 5" x 10' 1" (3.49m x 3.08m)

The lounge has a bay window to the front elevation, a radiator and carpeted floor.

Dining Room

12' 3" x 10' 7" (3.74m x 3.22m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

16' 6" x 8' 6" (5.03m x 2.60m)

The kitchen has a window to the rear and side elevation, a door to the side, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine and access to the under stairs cupboard.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and built in cupboard.

Bedroom One

11' 5" x 14' 3" (3.48m x 4.34m)

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

Bedroom Two

12' 3" x 8' 1" (3.74m x 2.47m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

7' 8" x 8' 7" (2.34m x 2.62m)

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

Bathroom

8' 2" x 5' 7" (2.48m x 1.70m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and bath.

Outside

There are low maintenance gardens to both 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, 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

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
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 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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