



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## 7 Grange Walk

Grimsby  
DN34 4DX

Monthly Rental Of £575  
Deposit of £650

Crofts Estate Agents are delighted to bring to the rental market this mid terrace property which is located within the town of Grimsby. Having recently undergone a complete modernisation, this property benefits from uPVC double glazing, gas central heating and is nearby to Grimsby Town Centre. Internal viewing will reveal the entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there are gardens to front and rear.

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#### **Lounge**

9' 7" x 12' 3" (2.92m x 3.73m)

#### **Dining Room**

10' 8" x 15' 5" (3.25m x 4.70m)

#### **Kitchen**

6' 9" x 11' 1" (2.06m x 3.38m)

#### **Bedroom 1**

10' 0" x 10' 10" (3.05m x 3.30m)

#### **Bedroom 2**

10' 0" x 11' 5" (3.05m x 3.48m)

#### **Bedroom 3**

5' 5" x 7' 6" (1.65m x 2.28m)

#### **Bathroom**

5' 5" x 5' 10" (1.65m x 1.78m)



**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.

**Viewing**

By appointment only, telephone 01469 564294

**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 office on 01469 564294 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**

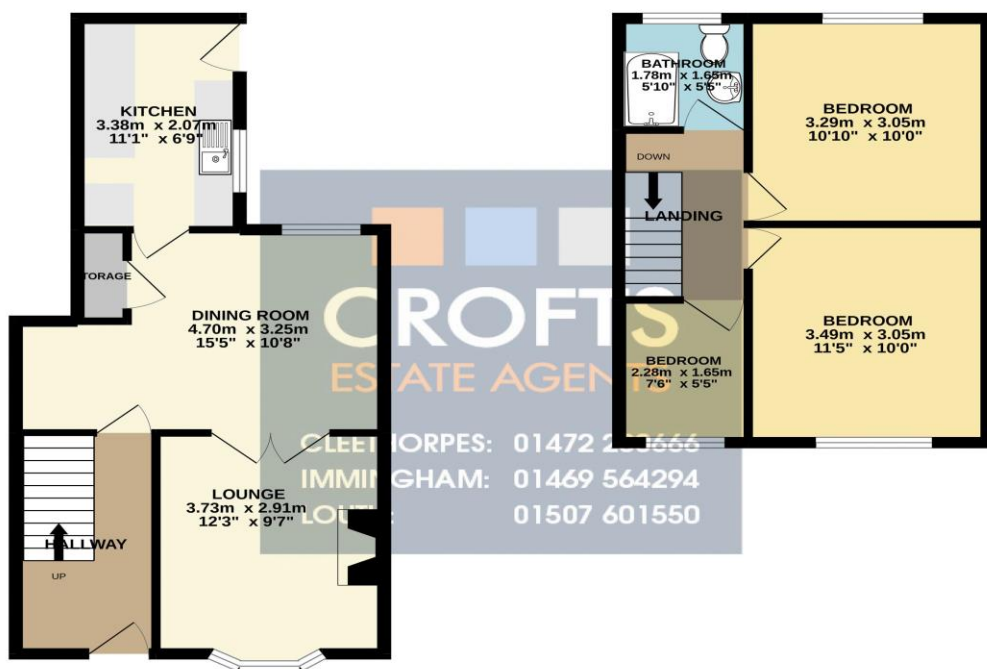
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
37.3 sq.m. (401 sq.ft.) approx.

1ST FLOOR  
31.8 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 69.1 sq.m. (744 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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