



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Columbia Road

Grimsby
DN32 8ED

Monthly Rental Of £650
Deposit Of £750

Crofts Estate Agents are pleased to bring to market this refurbished two bedroom terraced property situated on Columbia Road. The property has been refurbished throughout including redecoration and flooring. The property has a modern galley style kitchen with integrated appliances such as electric oven, gas hob and extractor hood along with sufficient space for under counter washing machine and free standing fridge freezer. To the rear of the ground floor there is an aquapanelled bathroom with three piece suite including shower over the bath. To the first floor there are two generously sized double bedrooms, with large uPVC windows allowing for plenty of natural light. Externally there are low maintenance gardens to both front and rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

Georgian styled entry door to the front elevation. Inner door through to the hallway.

Hallway

With central heating radiator, the hallway is neutrally decorated and has a staircase leading to the first floor.

Lounge

12' 4" into bay x 9' 8" (3.767m x 2.954m)

With large uPVC bay window the lounge is light and airy and has a feature fireplace and is neutrally decorated.

Dining Room

14' 3" maximum x 13' 2" (4.334m x 4.013m)

Spacious neutrally decorated room with uPVC double glazed window to the rear elevation. Central heating radiator and cupboard under the stairs for storage.

Kitchen

12' 7" x 7' 11" (3.837m x 2.411m)

Modern galley style kitchen with cream and grey unit fronts. Integrated appliances such as electric hob, gas hob and extractor hood and sufficient space for under counter washing machine and free standing fridge freezer.

Bathroom

5' 7" x 7' 11" (1.691m x 2.401m)

Aquapanelled bathroom with white three piece suite including WC, vanity basin, and bath with shower screen and overhead shower.

First Floor Landing

Access to the two bedrooms.

Bedroom One

10' 3" x 13' 1" (3.117m x 3.983m)

Spacious double bedroom with uPVC double glazed window to the front elevation and storage cupboard above stairs.

Bedroom Two

11' 4" x 13' 2" (3.445m x 4.012m)

Second spacious double bedroom with uPVC glazed window to the rear elevation.

Outside

The property offers 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.

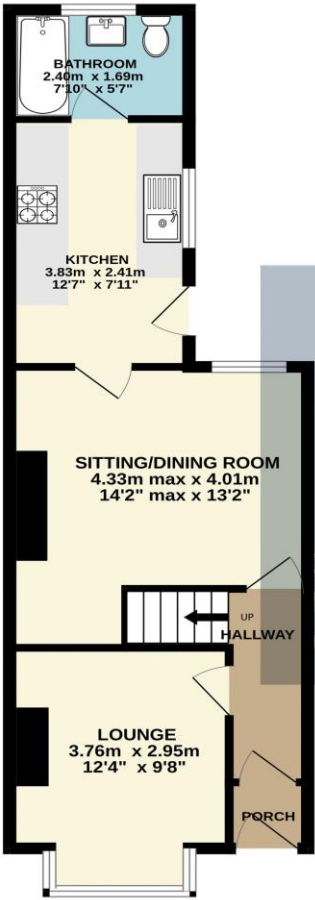
Mortgage and Financial Advice

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

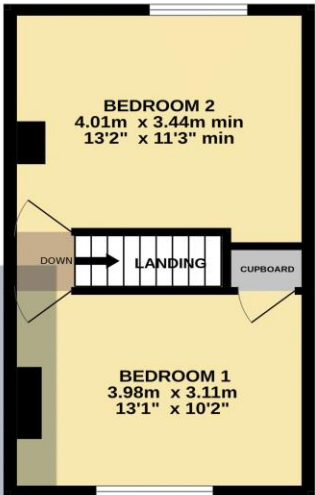
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



WALSLEY: 01472 200666
BIRMINGHAM: 01469 564294
SOUTH: 01507 601550

TOTAL FLOOR AREA : 72.3 sq.m. (778 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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