



CROFTS ESTATE AGENTS

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



Edge Avenue

Grimsby
DN33 2DW

Monthly Rental Of £825
Deposit Of £950

Crofts are pleased to present this smartly presented three bedroom end of terrace property to the market to let. Set in a Cul de sac style position with a lawn green to its front, this property has been meticulously prepared to let by its current owners to a very good standard with fresh decor throughout and new carpets. With a sensible rent of £550 PCM the property is within close locality to the hospital, has good access to local schools, transport links and amenities. The landlords are looking for long term tenants and to summarize the property is smart and a well presented solid house in a popular area.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance hall

6' 9" x 12' 9" (2.06m x 3.89m)

A smart good sized entrance hall has cream decor and well fitted light oak laminate flooring. A timber glass panel door leads to the front and stairs to first floor. There is a radiator, uPVC window to the side, pendant light and under stairs storage cupboard.

Lounge

12' 9" x 10' 7" (3.89m x 3.22m)

The lounge has neutral decor, and carpet, retro tiled open fireplace, radiator, uPVC window to the front and pendant light.

Dining room

10' 6" x 9' 0" (3.21m x 2.75m)

Cream decor and light oak laminate floor the dining room has uPVC window to the rear, radiator and pendant light.

Kitchen

10' 6" x 8' 4" (3.21m x 2.55m)

A white gloss kitchen with generous amounts of wall and base units wrap around every available wall space with grey square edged work tops and sink drainer. Space is left for cooker, washing machine and low level fridge with stainless steel extractor over cooker space. The walls has red brick style splash back tiling with neutral decor over, there is radiator, wood glass panel door to side, uPVC window to rear with fitted blind, white ceramic tiled floor and

three way light fitting. The Worcester combination boiler is also fitted in here.

Stairs and Landing

With cream decor and biscuit colour carpet the landing has uPVC window to side with fitted blind, pendant light and loft access.

Bedroom One

13' 3" x 10' 3" (4.04m x 3.13m)

The main bedroom has cream decor, biscuit colour carpet, radiator, uPVC window to the front and pendant light.

Bedroom Two

10' 2" x 9' 11" (3.11m x 3.02m)

The second double bedroom has cream decor, biscuit colour carpet, radiator, uPVC window to the rear, built in double storage and pendant light.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.19m)

The third single bedroom has cream decor, biscuit colour carpet, radiator, uPVC window to the front and pendant light.

Bathroom

5' 7" x 7' 7" (1.69m x 2.31m)

The bathroom has a white three piece suite with Bristan shower over the bath. There is light grey splash back tiling with cream

decor over, white towel radiator, two frosted uPVC windows with fitted blinds, grey vinyl flooring and ceiling light.

Rear garden

The rear garden has a crazed paved patio area leading to path to timber shed at the bottom of the garden. The garden area is mainly laid to lawn with soil borders and timber fencing to the perimeter. There are two brick outbuildings and tall timber gate to the front.

Front and side garden

The property has a splayed frontage with smart well maintained privet hedge to the front and timber picket fence to one side. The garden is again laid mainly to lawn with concrete path leading to rear gate and front door.

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 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

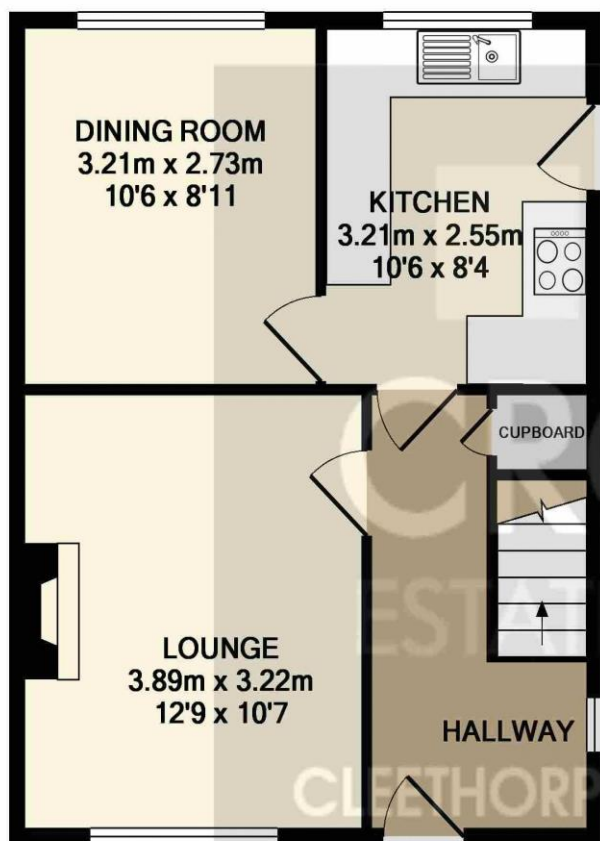
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

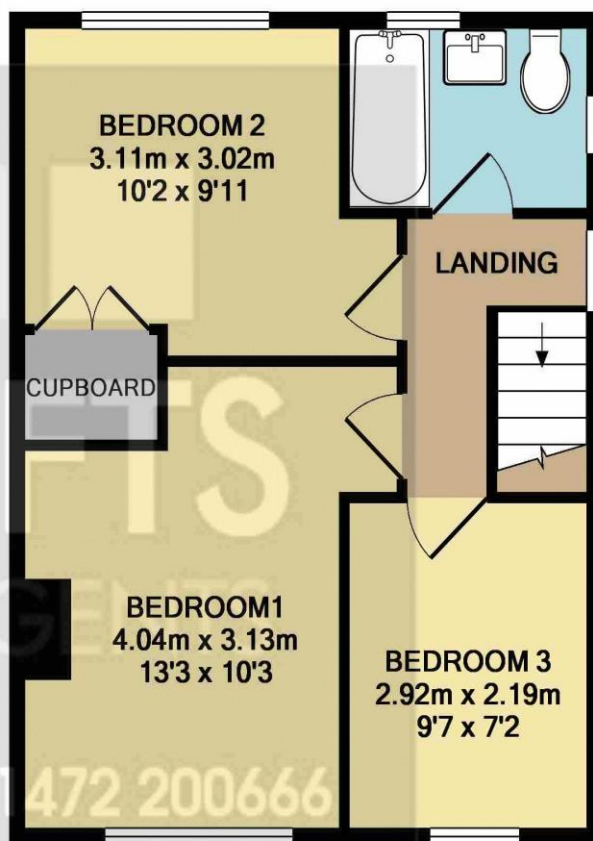
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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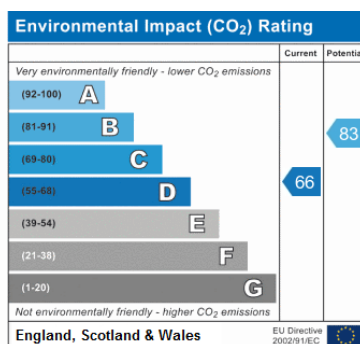
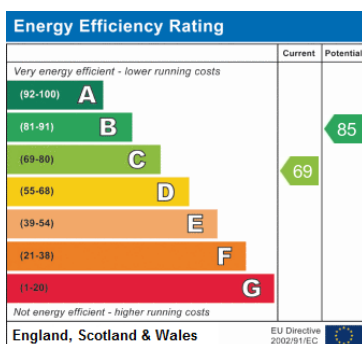
GROUND FLOOR



1ST FLOOR

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CLETHORPES: 01472 200666
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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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