



CROFTS ESTATE AGENTS

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



Durban Road

**Grimsby
DN32 8AT**

**Monthly Rental Of £680
Deposit Of £784**

Crofts Estate Agents are delighted to offer for sale this spacious and modern mid terrace property located within a popular residential location. Ideal for first time buyer or investor, this property is expected to be popular and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge-diner and the kitchen. To the first floor there are three bedrooms, two being doubles and the bathroom. Externally there are low maintenance gardens to front and rear and the property also benefits from uPVC double glazing and gas central heating. THE PROPERTY HAD A NEW ROOF IN APRIL 2021.

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Entrance Hall

The entrance hall is accessed through the entrance porch and reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge/Diner

24' 4" x 10' 11" (7.42m x 3.33m)

The lounge-diner has a bay window to the front, window to the rear, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place with a gas fire.

Kitchen

17' 9" x 8' 6" (5.41m x 2.58m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear garden, coving to the ceiling a radiator and laminate flooring. There is also a range of fitted units to base and eye level with plenty of counter space, a one and a half sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

10' 5" x 13' 9" (3.17m x 4.19m)

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

Bedroom Two

13' 5" x 8' 9" (4.10m x 2.66m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in storage cupboard.

Bedroom Three

6' 2" x 8' 6" (1.88m x 2.59m)

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

Bathroom

5' 6" x 5' 9" (1.68m x 1.74m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white three piece suite with a WC, basin and a bath.

Outside

To the front and rear there are low maintenance gardens with rear being a great size and ideal for entertaining or for children to play. There is also an area with artificial grass and a gate to the rear passage.

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

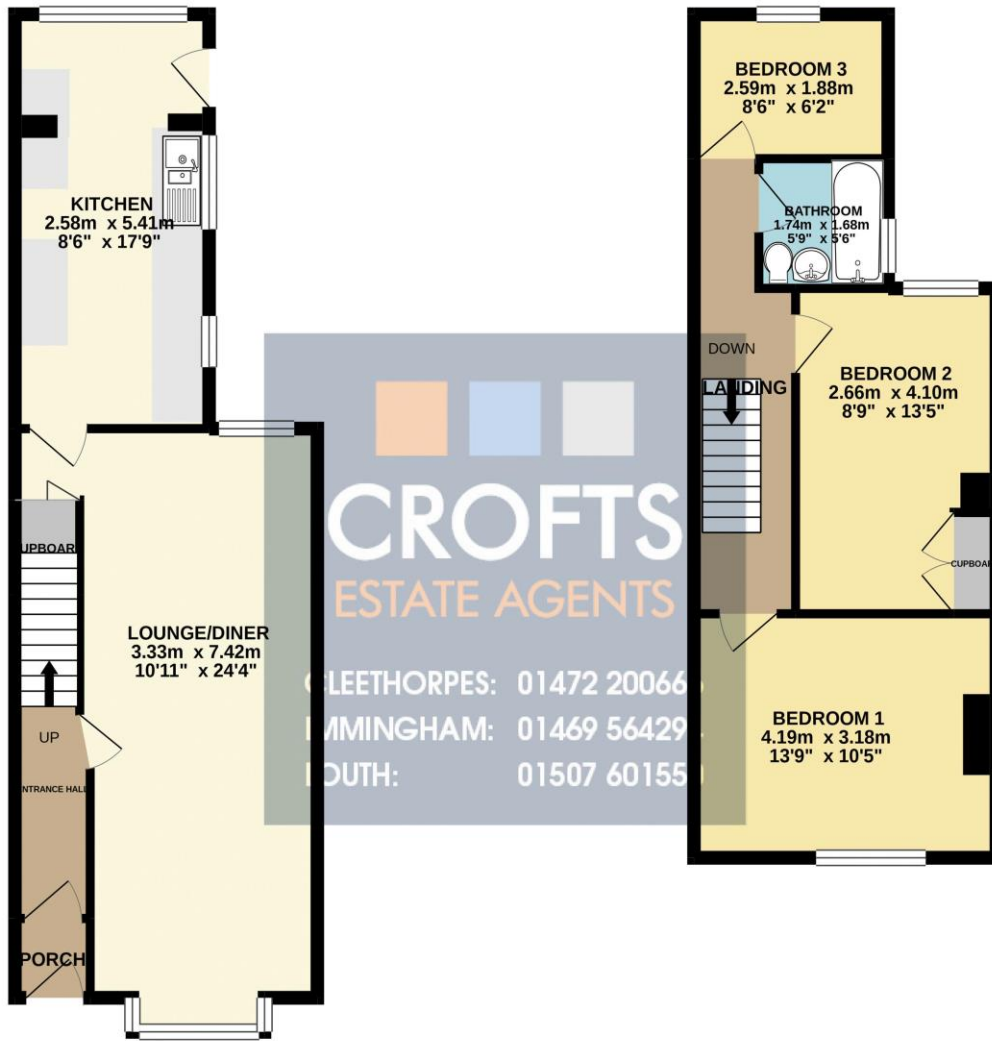
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



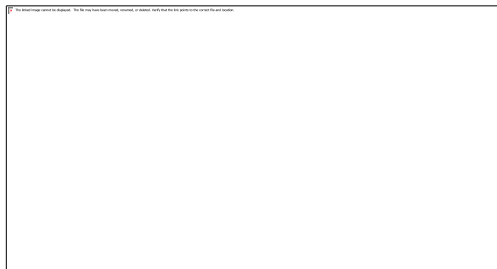
GROUND FLOOR
44.3 sq.m. (477 sq.ft.) approx.

1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 82.8 sq.m. (891 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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