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



88a Clifton Road
Grimsby
DN34 4QN

Offers in the Region Of £190,000

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Property Description

Coming to the market with NO FORWARD CHAIN is this well proportioned, unique three bedroom detached bungalow. Set on a large 0.12 acre plot and positioned and built on an old cottage industry site, this property is only approximate 30 years old and benefits from modern construction. The property which is one of only two built on the site has long entrance hall, lounge, kitchen breakfast room, three bedrooms and large family bathroom. A fairly narrow lane leads to the site which has generous off road parking on concrete frontage with a low maintenance rear garden has slab patio and concrete and block paved garden. The property also benefits from an integral single garage.

Entrance hall

31' 6" x 3' 5" (9.59m x 1.05m)

A long entrance hall has crimson colour carpet with cream and white decor with coving, two wall lights, uPVC frosted front door and two radiators.

Lounge

15' 11" x 12' 11" (4.84m x 3.94m)

A good sized lounge has uPVC French doors and two windows to the rear, cream and white decor with coving and dado rail, maroon carpet, radiator, three wall lights and wood fireplace with tiled inset and hearth.

Kitchen breakfast room

12' 6" x 12' 2" (3.82m x 3.72m)

A large kitchen breakfast room has cream walls and base units to three sides with grey work top over, sink drainer and blue and white splash back tiling. There is an integral gas hob and extractor, oven grill with space for a tall fridge freezer. There is a large breakfast bar, uPVC frosted door and window to the rear, a second larger window with vertical blinds, black vinyl floor, 8 down lights, grey decor to coving and radiator.

Bedroom One

15' 10" x 13' 0" (4.83m x 3.97m)

The larger bedroom has blue carpet, white and cream carpet with dado rail and coving, uPVC window, built in storage, pendant light and radiator.

Bedroom Two

8' 2" x 13' 0" (2.48m x 3.96m)

With cream decor to coving, beige carpet, uPVC window, pendant light and radiator.

Bedroom Three

7' 11" x 13' 0" (2.42m x 3.96m)

With cream decor to coving, beige carpet, uPVC window, radiator and pendant light.

Family Bathroom

10' 11" x 8' 5" (3.32m x 2.56m)

A large bathroom has steps up to a large sunken bath with vanity sink and WC with separate quarter corner jacuzzi shower. There is grey splash back tiling to coving, uPVC frosted window, six down lights, cream carpet and radiator.

Garage

19' 6" x 8' 2" (5.95m x 2.48m)

The integral garage has up and over metal door to the front, uPVC window to the side, radiator, plumbing for washing machine, strip lights and radiator. A internal door opens into the hall.

Front garden driveway and parking

A narrow concrete and block paved driveway leads to the plot where the deceptively large property offers off road parking for multiple cars on a concrete frontage with access to the single garage and timber gated access to the side. This area has a walled boundary and timber shed.

Rear garden

The rear garden is a good size and is relatively low maintenance with concrete and block paved garden, slab patio with raised brick borders to the sides, There is space to the sides of the house with timber gated access to the front. In the area the boundaries are brick and timber fence and there is a large pond.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

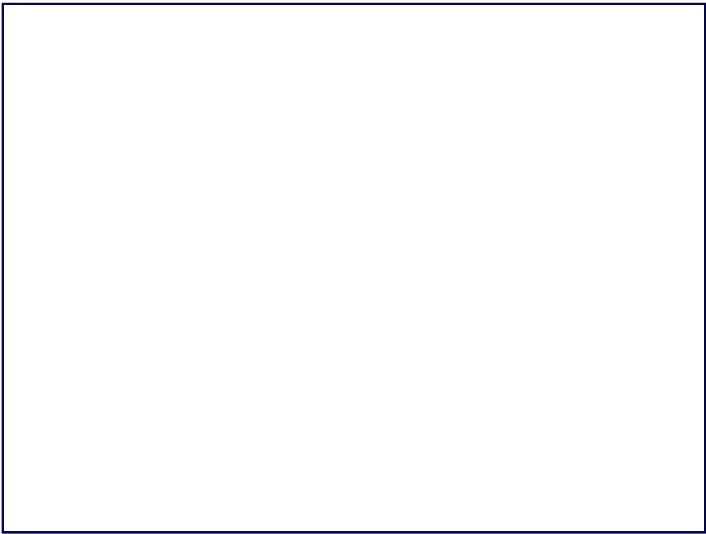
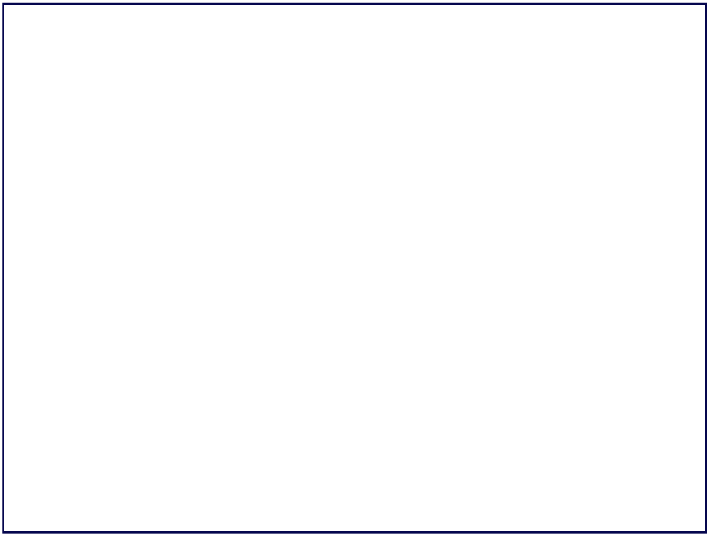
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.





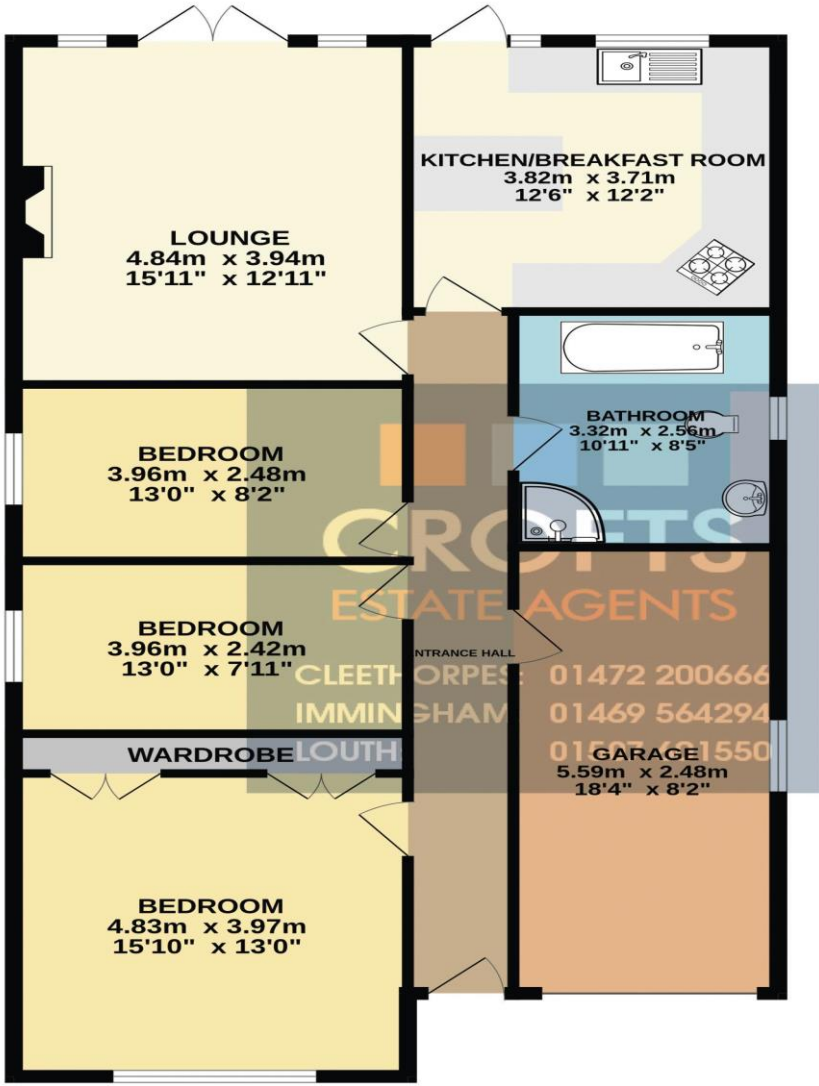


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
106.8 sq.m. (1149 sq.ft.) approx.



TOTAL FLOOR AREA : 106.8 sq.m. (1149 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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MS/SEQ/8768/08.26