

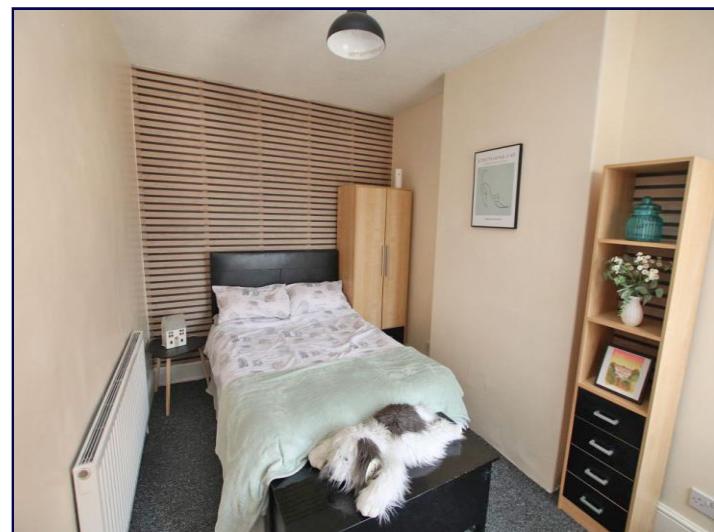
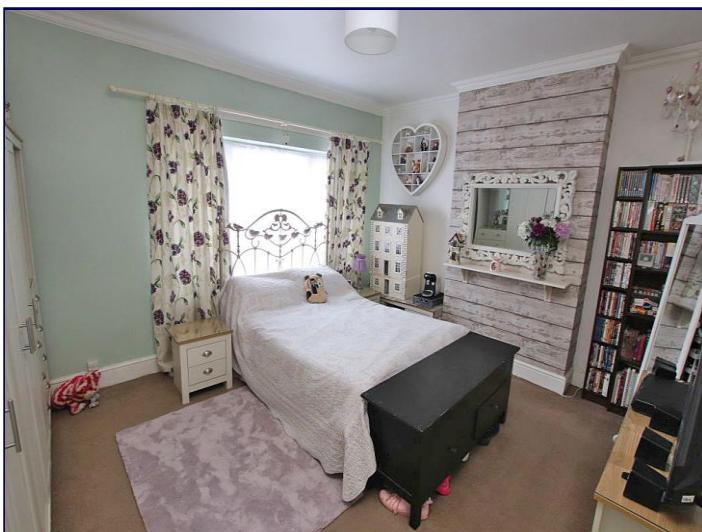
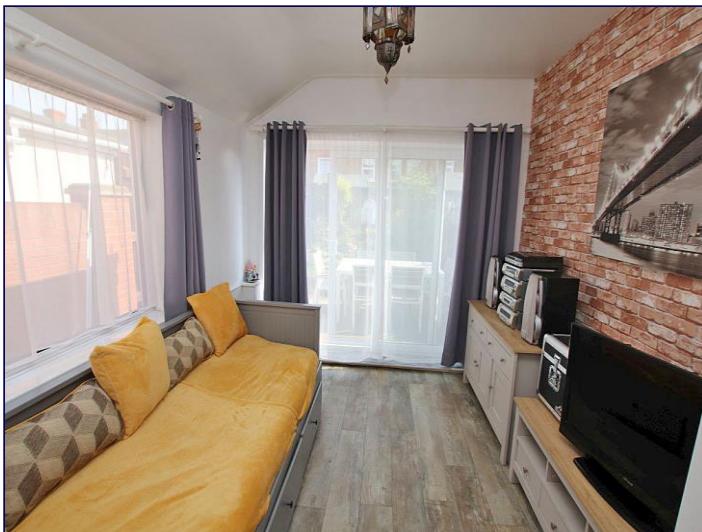


Florence Street

Grimsby
DN32 0JH

Offers in the Region Of
£122,500

Early viewing is highly advised on what in this agents opinion is without a doubt one of the finest examples of this type of property to come to the market. This three double bedroom mid terrace property is beautifully presented throughout to a high standard and creates that ready to move into home. Enjoying the benefits of gas central heating and uPVC double glazing, this lovely home briefly comprises entrance porch, hallway, dining room, lounge, kitchen, sunroom, landing, three bedrooms and a bathroom. Front and southerly facing rear gardens.



Entrance Porch

uPVC double glazed entrance door to the front elevation. Inner door through to the hallway.

Hallway

With central heating radiator, the hallway is pleasantly presented and has LVT flooring. Staircase to the first floor.

Dining Room

12' 5" x 10' 9" (3.787m x 3.277m)

With uPVC double glazed window to the front elevation with fitted plantation shutters. Coving to the ceiling. Central heating radiator. Wall mounted electric fire.

Lounge

13' 4" x 11' 3" (4.059m x 3.431m)

Pleasantly decorated and having uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling. Understairs storage cupboard.

Kitchen

14' 10" x 9' 3" (4.523m x 2.813m)

This lovely fitted kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset twin sink and drainer. Integrated oven and four ring gas hob with

filter hood over. Space for a undercounter fridge and freezer. Plumbing and space for a washing machine and dryer. Splashback tiling. uPVC double glazed window to the side elevation. Coving to the ceiling.

Sun Room

11' 1" x 9' 3" (3.387m x 2.816m)

A lovely addition to this property is the sunroom which has a uPVC double glazed window to the side elevation and sliding patio doors to the rear. Central heating radiator.

First Floor Landing

Central heating radiator. Storage cupboard. Two loft access.

Bedroom One

12' 5" x 14' 3" (3.794m x 4.353m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bedroom Two

13' 4" x 8' 11" (4.055m x 2.710m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

5' 2" x 6' 1" (1.568m x 1.853m)

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The bathroom is equipped with a close coupled w.c, feature glass bowl sink and a panelled bath with shower fitment. uPVC double glazed window to the side elevation. Fitted extractor. Chrome effect central heating towel radiator.

Bedroom Three

9' 5" x 9' 3" (2.864m x 2.819m) maximums

The third and final of the bedrooms can again accommodate a double bed. Offering uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

To the front of the property the garden has a walled perimeter with gated access. Mainly paved and having a flower bed with planted lavender. To the rear the garden enjoys a southerly facing aspect and has lawned area complemented with a range of plants. Patio area ideal for out door entertaining.

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.

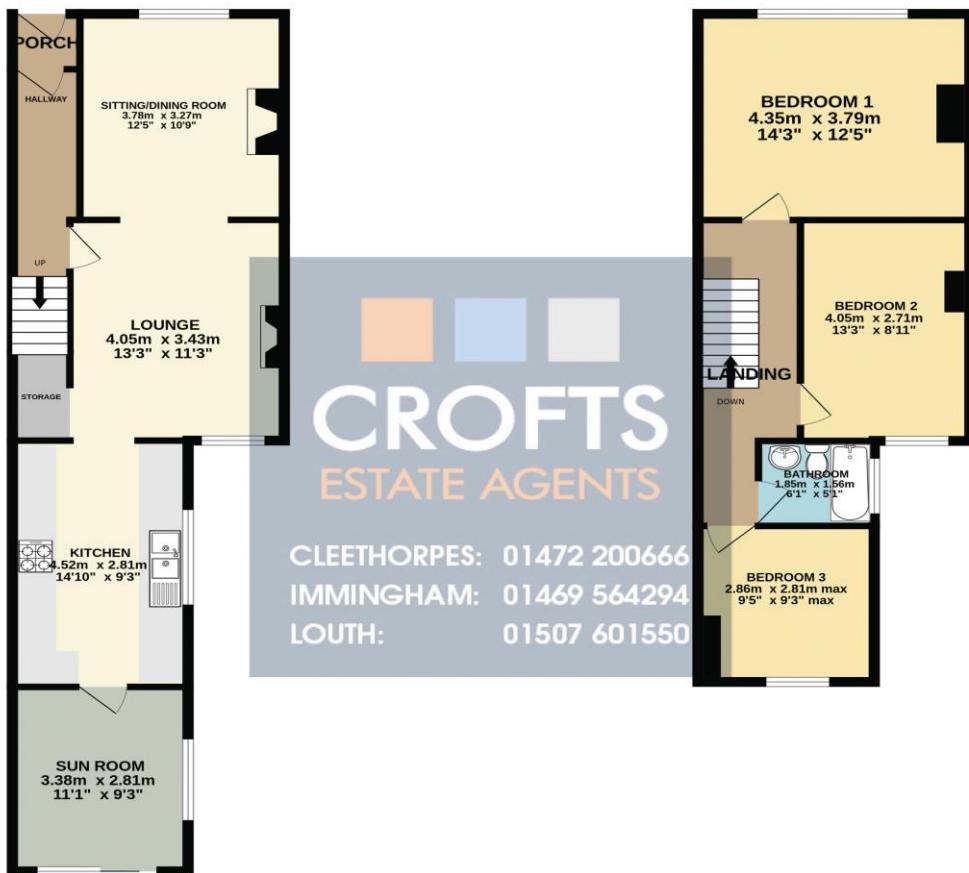
Mortgage and Financial Advice

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



GROUND FLOOR
55.3 sq.m. (595 sq.ft.) approx.

1ST FLOOR
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA: 100.8 sq.m. (1085 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		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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