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Helene Grove

Grimsby
DN32 8JX

Offers in the Region Of £110,000

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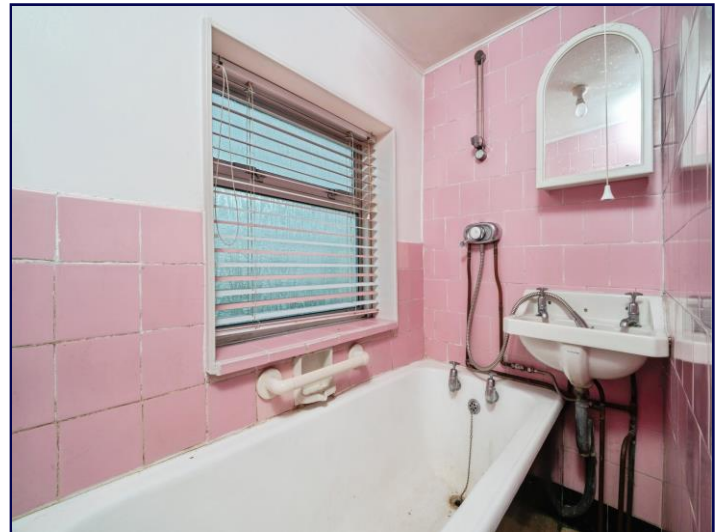
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Property Introduction

Offered to the market with no forward chain, this two-bedroom mid-terrace property on Helene Grove presents an excellent opportunity for first-time buyers, investors, or those looking for a home they can modernise and make their own. Requiring updating throughout, the property offers plenty of potential to add value and create a comfortable home tailored to individual tastes. The accommodation begins with an entrance leading into a spacious living room, providing a bright and welcoming reception space. To the rear is the kitchen, offering ample scope for redesign and improvement, together with a convenient ground floor WC. Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom. The layout is practical and well suited to a range of buyers, with the opportunity to enhance the existing accommodation through cosmetic refurbishment. Outside, the property benefits from gardens to both the front and rear. The front garden has been arranged to provide valuable off-road parking, while the enclosed rear garden offers a private outdoor space with potential for landscaping or further improvement. Conveniently situated within a popular residential area of Grimsby, the property is well placed for local amenities, schools, shops, and transport links, making it an attractive choice for a variety of purchasers. With vacant possession, no onward chain, and excellent potential throughout, this is a fantastic opportunity to acquire an affordable home with scope to add your own style and value. Early viewing is highly recommended to appreciate the potential this property has to offer.

Entrance

Entering the property reveals a radiator and a carpeted floor.

Living room

16' 10" x 9' 8" (5.13m x 2.95m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Inner Hall

With a radiator and access to the under stairs cupboard.

Kitchen

13' 3" x 10' 2" (4.04m x 3.11m)

The kitchen has a window to the side elevation and a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric double oven and gas hob.

WC

4' 3" x 2' 7" (1.30m x 0.80m)

With an opaque window to the side elevation and a WC.

Bedroom 1

10' 11" x 12' 9" (3.34m x 3.89m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom 2

10' 2" x 6' 6" (3.10m x 1.99m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bathroom

3' 7" x 5' 11" (1.10m x 1.80m)

The bathroom has an opaque window to the rear elevation, a carpeted floor and a basin and bath.

Outside

With a low maintenance front for off road parking. There is also a rear garden with a brick outbuilding.

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.

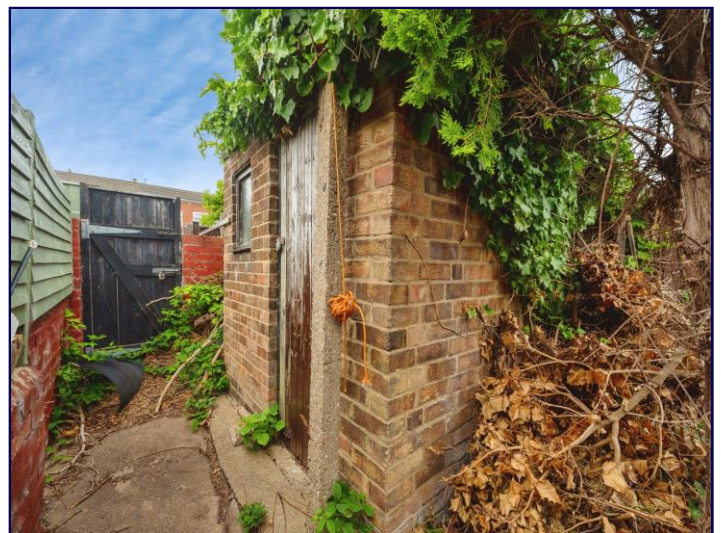
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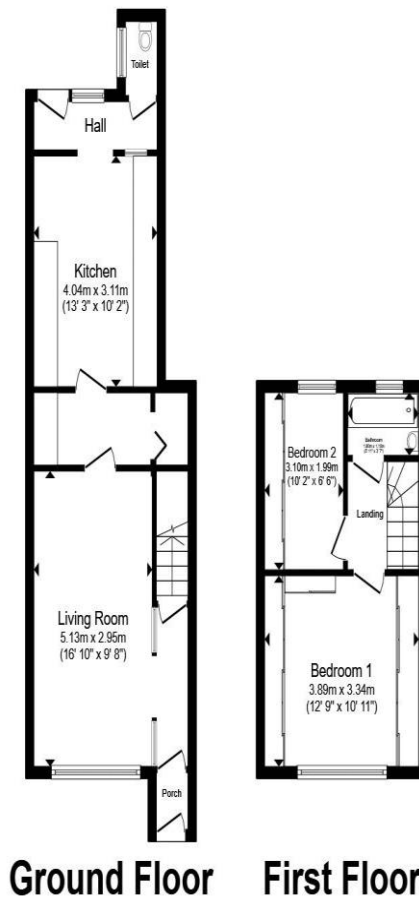
Viewings

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.vca.gov.uk/et





Total floor area 67.8 m² (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		