



CROFTS ESTATE AGENTS

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



Welholme Road (GF & FF)

Grimsby
DN32 0NQ

£127,000

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Property Introduction

We are delighted to offer this great investment opportunity comprising of TWO SELF CONTAINED, TWO BEDROOM FLATS with both tenants showing a strong interest on remaining within the property, so a great buy for the investor looking to earn from day one with both tenants currently paying £110 per week. Both flats comprise of lounge, kitchen, bathroom and two bedrooms. Front and rear gardens with the rear garden providing the ability for off road parking. Viewing is highly advised and is strictly through the agent only please.

GF Lounge

12' 11" plus bay x 12' 1" (3.935m x 3.677m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Laminate wood flooring. Central heating radiator.

GF Bedroom One

12' 10" x 9' 9" (3.911m x 2.972m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

GF Inner Hallway

Laminate wood flooring. Central heating radiator. Understairs recess.

GF Second Inner Hallway

Central heating radiator. Laminate flooring. Coving to the ceiling.

GF Bedroom Two

10' 3" x 7' 6" plus side bay (3.125m x 2.288m)
uPVC double glazed bay window. Central heating radiator. Coving to the ceiling.

GF Bathroom

5' 7" x 7' 6" (1.691m x 2.290m)
uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, panelled bath and pedestal wash hand basin. Shower cubicle with electric shower. Tiled splashback. Central heating radiator.

GF Kitchen

8' 1" x 10' 10" (2.470m x 3.314m)
uPVC double glazed window to the side elevation and French doors to the rear. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Integrated oven and four ring gas hob.

GF Outside

Garden to the rear with potential to create off road parking.

FF Living Room

Spacious living room with feature wall paper, 2 UPVC windows and neutral carpet,

FF Bedroom 1

Good size double bedroom with original fire place, neutral walls and carpet.

FF Bedroom 2

Cosy second bedroom with UPVC window and neutral walls.

FF Bathroom

Family bathroom comprising of bath, toilet, basin and separate shower cubicle.

FF Kitchen

Modern kitchen with integral oven and hob, wooden units with plenty of cupboard space.

Note

Please note this property is in a conservation area. Buyers are encouraged to make further enquiries with the local council or their solicitor.

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, 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

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.

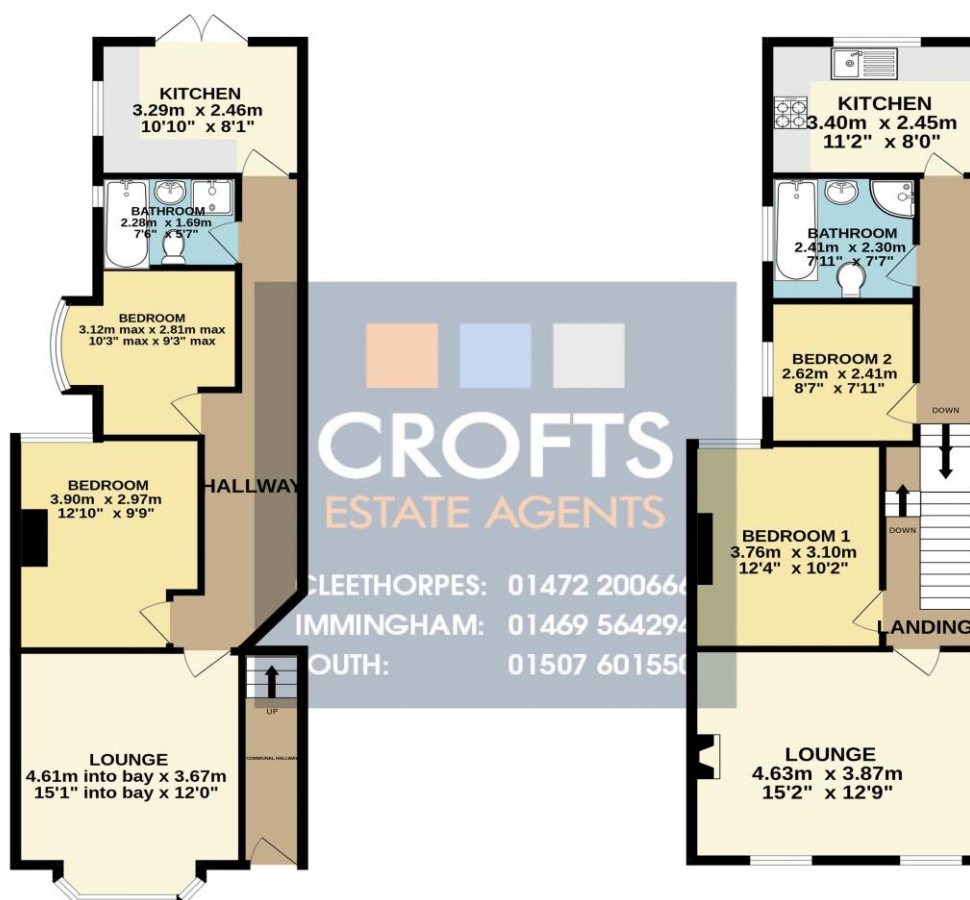
Property Management

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.



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.

1ST FLOOR
59.7 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA: 121.7 sq.m. (1310 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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