



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



73 Emfield Road
Grimsby
DN33 3BY

Offers in the Region Of £183,750

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Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge/Diner

9' 11" x 20' 9" (3.02m x 6.32m)

This large open plan space provides a perfect place to relax after a long day. The room itself is bright and airy with patio doors opening out to the rear garden.

Kitchen

9' 0" x 12' 5" (2.74m x 3.78m)

This modern kitchen boasts a range of base and wall mounted shaker units, integral oven with hob and extractor above, breakfast bar area and uPVC window and door to the rear.

Bedroom 1

9' 11" x 12' 5" (3.02m x 3.78m)

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator and uPVC bay window to the front elevation.

Bedroom 2

9' 0" x 9' 5" (2.74m x 2.87m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bathroom

5' 4" x 6' 2" (1.62m x 1.88m)

Benefitting from a corner shower, WC, basin, tiled flooring, and uPVC window to the side elevation.

Externally

Outside the property offers a well presented rear garden with scenic views across farm land and a large garage with potential to convert, subject to survey and planning.

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 B: 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 your free valuation.

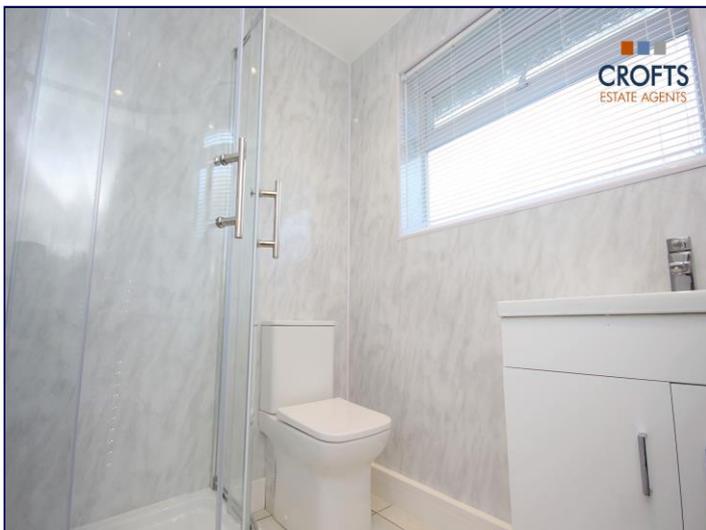
Property Management

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

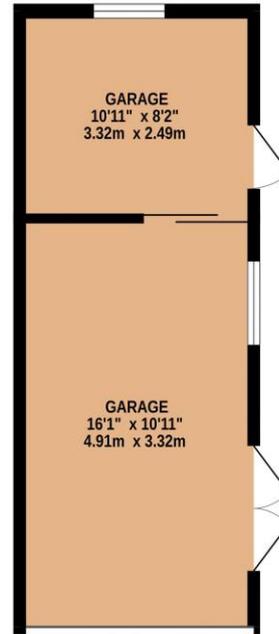
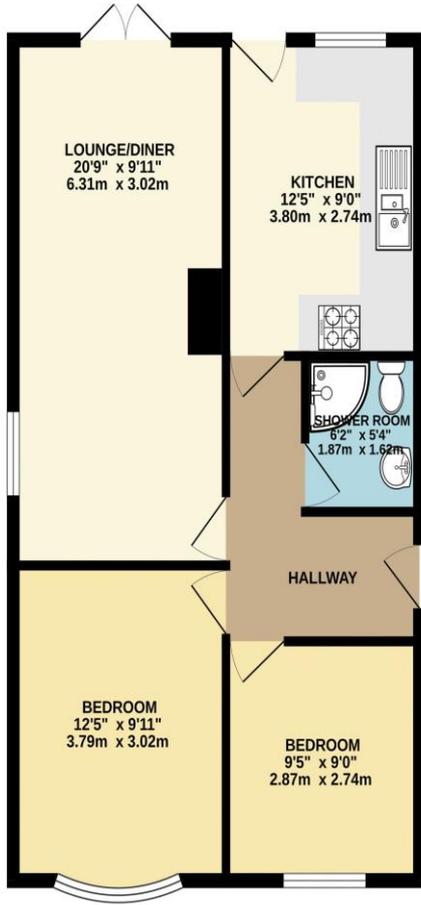
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA - 887 sq.ft. (82.4 sq.m.) 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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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