



CROFTS ESTATE AGENTS

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



Durban Road

GRIMSBY
DN32 8BD

Offers in the Region Of £79,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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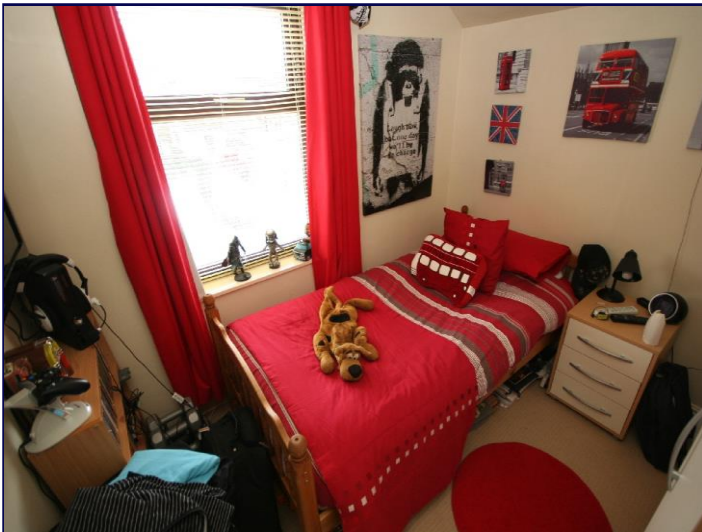
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Property Introduction

Crofts are pleased to offer to the market this well presented three bedroom mid terrace property set within this established residential area and creating an ideal purchase for a first time or investment buyer with the property currently tenanted at a rent of £490pcm. Enjoying the benefits of gas central heating and uPVC double glazing the accommodation briefly comprises entrance hallway, lounge, dining/sitting room, kitchen diner, landing, three bedrooms and a bathroom. Front and rear gardens.

Entrance Hallway

Entry door to the front elevation. Staircase to the first floor.

Lounge

10' x 12' 5" (3.05m x 3.78m)

To the front of the property, the lounge is centred around a feature fireplace with a tiled inset and tiled hearth with complementary surround. modern decor, carpeted floor and a central heating radiator. The lounge boasts a walk in bay fitted with a double glazed window.

Sitting Room

10' 6" x 13' 5" (3.2m x 4.09m)

The second sitting room boasts a carpeted floor, central heating radiator and a generous under stairs storage cupboard. With modern decor and a double glazed window the room is centred

around a central focal point fireplace with an inset victorian style electric stove. Door leads to.

Kitchen/Diner

8' 5" x 25' 2" (2.57m x 7.67m)

To the rear of the property this a most generous room with ample space for a family size dining table. The kitchen area is fitted with a modern range of base units with roll edge work surfaces fitted over and splash back tiling to the walls. Modern laminate flooring to the dining area and tile effect cushioned flooring to the kitchen area. Integrated single sink with drainer and mixer tap fitted over. Single electric oven with a four ring gas hob fitted over. Plumbing for an automatic washing machine, space for a larger style fridge freezer. Double glazed window to the side aspect and a double glazed door to the rear leading to the garden.

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom One

12' 5" x 13' 5" (3.78m x 4.09m)

The first of the double bedrooms to the front of the property boasts a carpeted floor, central heating radiator and a double glazed window.

Bedroom Two

8' 3" x 13' 4" (2.51m x 4.06m)

The second of the double bedrooms also benefits from a carpeted floor, central heating radiator and a double glazed window.

Bedroom Three

8' 5" x 7' 7" (2.57m x 2.31m)

The third generous bedroom boasts a carpeted floor, central heating radiator and a double glazed window.

Bathroom

Fitted with a modern matching three piece suite comprising panelled bath, pedestal wash basin and a low level flush W.C. Cushioned flooring, UPVC double glazed window and tiling to the splash areas.

Rear Garden**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.

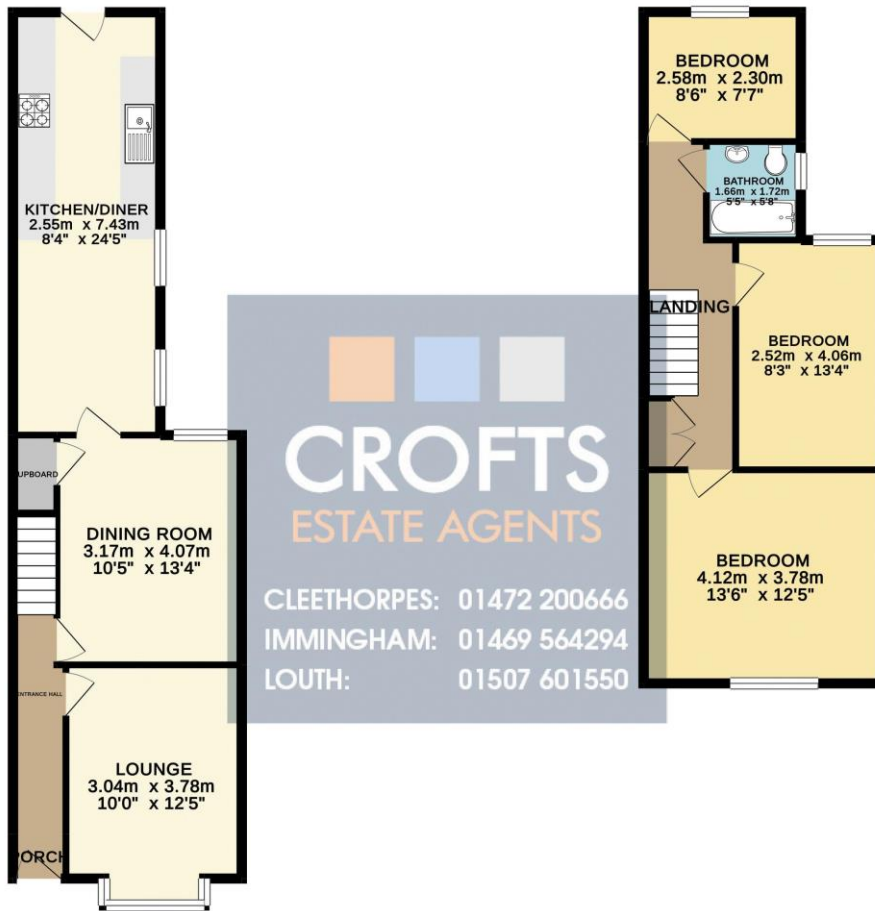
Property Management

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
50.9 sq. m. (548 sq. ft.) approx.

1ST FLOOR
43.3 sq. m. (466 sq. ft.) approx.



TOTAL FLOOR AREA: 94.2 sq. m. (1014 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		