



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



Wellington Street

Grimsby  
DN32 7JS

£105,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Crofts Estate Agents are delighted to advertise for sale this property which has been split into two flats to create an ideal investment opportunity. Information and images for the ground floor will follow once access has been finalised. Located in a desirable area of Grimsby, within close proximity to local shops, amenities, schools and transport links. The first floor flat briefly comprises a spacious lounge with working gas fire, two bedrooms, one of which is a double, kitchen with fitted worktops, cupboards and an integrated oven/hob, and a bathroom with a shower fitted over the bath.

### Ground floor

#### Lounge

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

#### Kitchen

The kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer.

#### Bedroom

The bedroom has a window to the side elevation.

#### Bathroom

The bathroom has an opaque window to the side elevation, a WC, basin and a bath with an electric shower over.

### First Floor

#### Lounge

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

#### Kitchen

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and electric oven and hob.

#### Bedroom

The bedroom has a window to the rear elevation, a radiator and a carpeted floor.

#### Bathroom

The bathroom has an opaque window to the side elevation, vinyl flooring, a WC, basin and a bath with an electric shower over.

#### Outside

With gardens to the front and rear.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

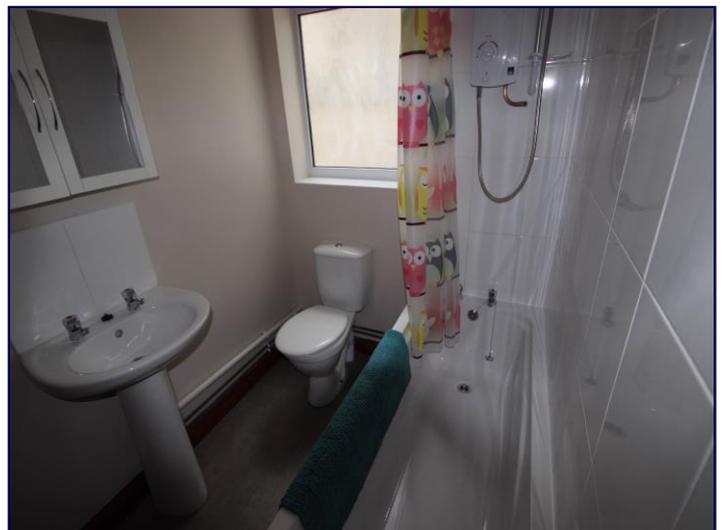
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

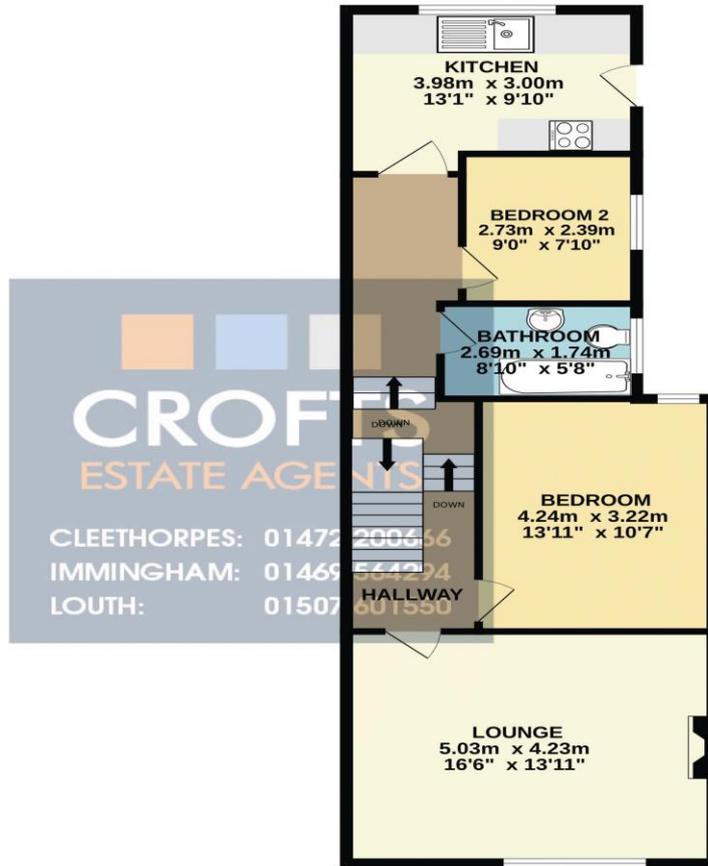
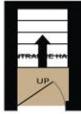
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
1.6 sq.m. (17 sq.ft.) approx.

1ST FLOOR  
70.6 sq.m. (759 sq.ft.) approx.



TOTAL FLOOR AREA : 72.2 sq.m. (777 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.

Made with Metropix ©2023