



# CROFTS ESTATE AGENTS

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



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£105,000

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**Property Introduction**

Creating an ideal investment opportunity, Crofts are delighted to bring to the market these this mid terrace property which has been converted into two separate two bedroom flats which are both currently tenanted and returning £800pcm at the moment, with scope for increase in the current market. Both tenants have shown a keen interest in remining and therefore creates an ideal purchase for the experienced landlord, Located within a short walk of the town centre, both properties offering double glazing and partial central heating. Comprising communal hallway, GF lounge, inner hallway, two bedrooms, bathroom and kitchen. FF offers landing, lounge, two bedrooms, bathroom and kitchen. Front and rear gardens. Viewing is advised.

**Communal Hallway**

uPVC double glazed entry door to the hallway. Doors leading to the ground floor and first floor flats.

**GF Lounge**

12' 11" x 12' 5" (3.925m x 3.790m)  
uPVC double glazed window to the front elevation. Central heating radiator. Fire surround.

**GF Inner Hallway**

Central heating radiator. Useful understairs storage cupboard.

**GF Bedroom One**

10' 10" x 13' 0" (3.314m x 3.968m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

**GF Bedroom Two**

12' 11" x 6' 10" (3.947m x 2.076m)  
uPVC double glazed window to the side elevation. Central heating radiator.

**GF Bathroom**

5' 11" x 6' 10" (1.803m x 2.095m)  
uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with shower fitment and shower over. Aqua boarding to the walls. Central heating radiator.

**GF Kitchen**

8' 0" x 10' 0" (2.435m x 3.036m)  
uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with inset sink. Tiled splashback. Plumbing for a washing machine. Electric cooker point. Baxi gas boiler.

### FF Landing

Split level landing with two central heating radiators. Loft access.

### FF Lounge

12' 11" x 16' 5" (3.949m x 5.004m)

uPVC double glazed window to the front elevation. Central heating radiator. Fire surround.

### FF Bedroom One

10' 10" x 10' 1" (3.295m x 3.067m)

uPVC double glazed window to the rear elevation.

### FF Bedroom Two

13' 1" x 6' 9" (3.976m x 2.055m)

uPVC double glazed window to the side elevation. Wall mounted gas boiler.

### FF Bathroom

6' 8" x 5' 5" (2.025m x 1.654m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, low level w.c and panelled bath. Fitted extractor. Central heating radiator.

### FF Kitchen

8' 2" x 10' 1" (2.490m x 3.072m)

uPVC double glazed window to the rear elevation and a uPVC double glazed entry door to the side leading to a staircase down to the rear garden. Equipped with a range of wall and base units with contrasting work surfacing with inset sink. Gas cooker point. Plumbing for a washing machine.

### Outside

The property benefits from front and rear gardens, with both flats having access to the rear garden also.

### 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.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		