

**30 Highfield Avenue  
Grimsby  
DN32 0JG**

**£40,000**

Offered to the market with no forward chain, this three-bedroom property on Highfield Avenue, Grimsby presents an excellent opportunity for investors or buyers seeking a full renovation project. Located in a popular residential area close to schools, shops and transport links, the home offers great potential for modernisation and value enhancement. The ground floor features a front lounge, separate dining room, kitchen, and a bathroom positioned to the rear. Upstairs, the property offers three well-proportioned bedrooms, each requiring updating but providing a solid foundation for refurbishment. Externally, the property benefits from a good-sized rear garden offering scope for landscaping or extension, subject to the necessary permissions. The home sits within a traditional street scene with on-street parking available. Requiring a full scheme of modernisation, this Highfield Avenue home represents a fantastic blank canvas for those looking to transform a property in a well-established Grimsby location.

**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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

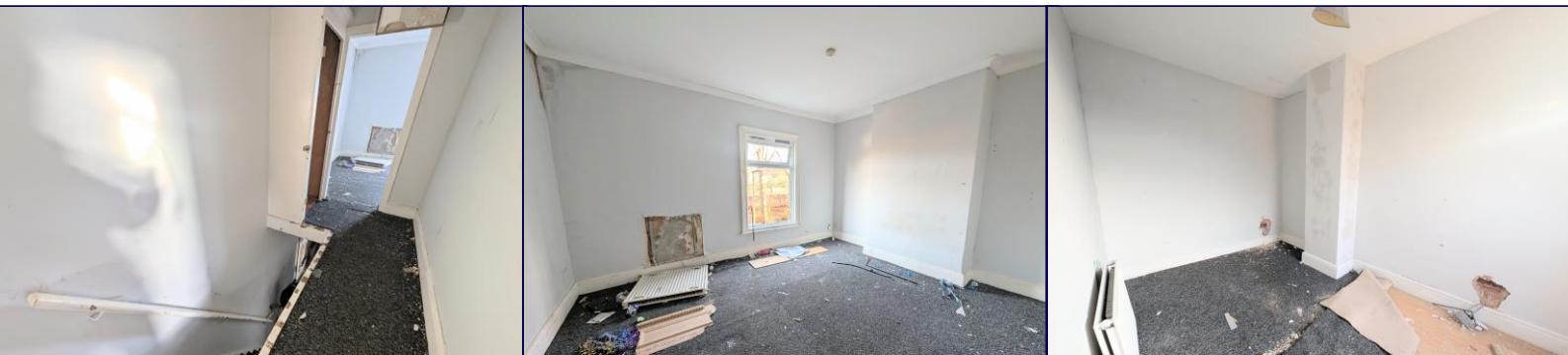
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**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)

**Additional Services**

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



**DISCLAIMER** - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.