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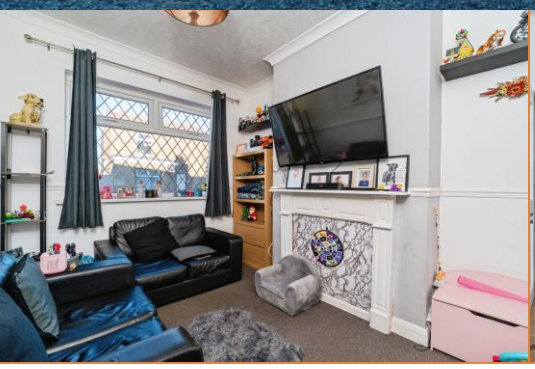

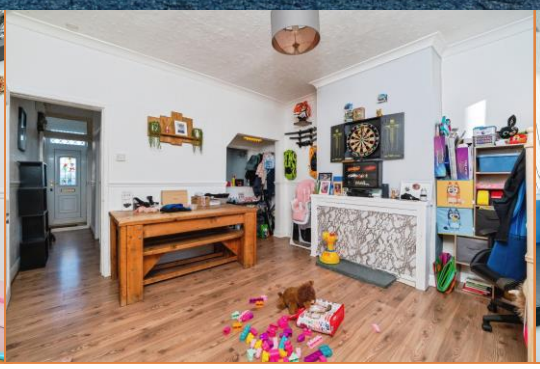

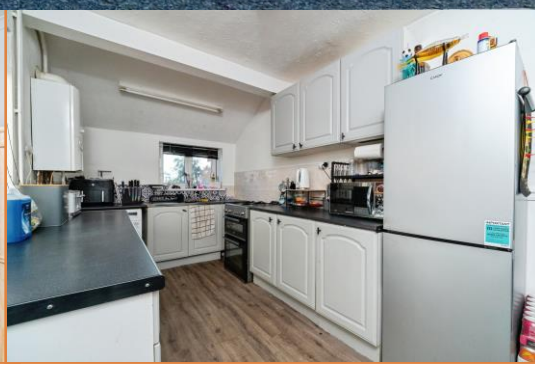

Ropery Street
Grimsby
DN32 9EJ

Offers in the Region Of £75,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
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Property Introduction
This well-presented two bedroom mid-terrace house offers an excellent investment opportunity in the heart of Grimsby. The property is being sold with a tenant in situ, currently paying £550PCM, making this an ideal by to let investment. The accommodation briefly comprises of a living room to the front aspect, dining room/snug, and a kitchen with access to the rear garden. Heading to the first floor will reveal good size bedrooms, family bathroom and separate WC. The property is conveniently located close to local amenities, schools, transport links, and Grimsby town centre, making this property a strong addition to any rental portfolio.

Lounge
8' 6" x 10' 11" (2.59m x 3.32m)

Sitting Room
11' 11" x 11' 11" (3.63m x 3.63m)

Kitchen
7' 5" x 15' 3" (2.26m x 4.64m)

Bedroom 1
10' 11" x 11' 11" (3.32m x 3.63m)

Bedroom 2
8' 11" x 9' 6" (2.72m x 2.89m)

Bathroom
7' 5" x 9' 11" (2.26m x 3.02m)

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 websitewww.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.

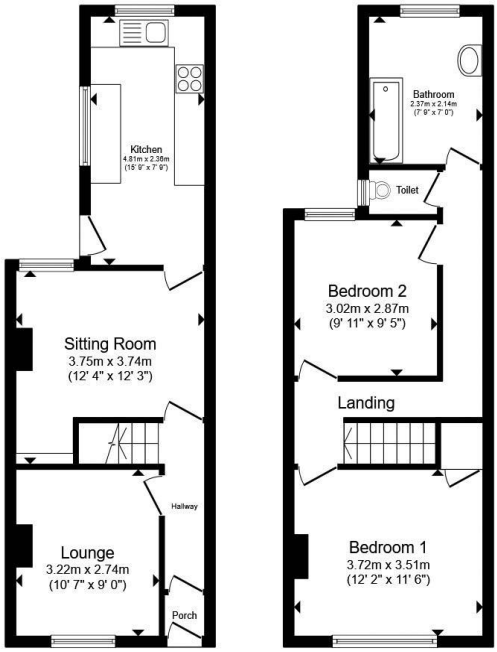
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.







Total floor area 76.7 m² (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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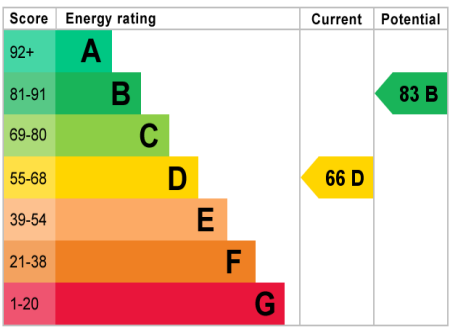

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MS/SEQ/8768/08.26