



# CROFTS ESTATE AGENTS

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Welholme Road

Grimsby  
DN32 0NQ

Offers in the Region Of £155,000

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### Property Introduction

Crofts are delighted to bring to the market this substantial five-bedroom mid-terrace property, currently operating as a well-presented and income-generating HMO, making it an excellent investment opportunity for experienced landlords and portfolio investors alike. Offered for sale with no forward chain, this attractive property is ideally positioned close to the town centre and benefits from strong rental appeal. The accommodation is currently arranged to provide five let bedrooms, with scope for further optimisation and increased returns. The property briefly comprises an inviting entrance hallway, a ground-floor shower room, a spacious open-plan living/dining kitchen, and two ground-floor bedrooms. To the first floor are three further generously sized bedrooms, a family bathroom, and an en-suite bathroom serving the rear bedroom. The existing layout also offers flexibility, with the ensuite potentially being reconfigured to create an additional communal bathroom if required. Externally, the property enjoys both front and rear gardens, with the rear offering a particularly valuable feature: secure gated access leading to off-road parking for at least two vehicles, with space that could comfortably accommodate up to four cars. Further benefits include gas central heating, uPVC double glazing throughout, and a convenient location within easy reach of local amenities, transport links, and the town centre. A ready-made investment with excellent potential for continued rental income and future growth. Early viewing is highly recommended.

### Entrance Hallway

Entry door to the front elevation. Central heating radiator. Staircase to the first floor.

### Shower Room

Fitted with shower, w.c and washbasin.

### Kitchen/Diner/Living

24' 8" x 10' 4" (7.51m x 3.14m)

Open plan living dining kitchen having two uPVC double glazed windows to the side elevation along with entry door. Central heating radiator. Range of wall and base units with contrasting work surfacing and breakfast bar. Stainless steel sink and drainer. Plumbing for a washing machine. Integrated oven and four ring gas hob with chimney extractor over.

### Bedroom Three

12' 6" x 11' 10" (3.8m x 3.6m)

uPVC double glazed bay window. Central heating radiator.

### Bedroom Four

13' 1" x 9' 10" (4m x 3m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### First Floor Landing

Split level landing providing access to the remaining bedrooms and bathroom. Loft access.

**Bedroom One**

10' 2" x 8' 10" (3.10m x 2.70m)

uPVC double glazed window to the rear. Central heating radiator.

**Ensuite Bathroom**

6' 3" x 7' 3" (1.90m x 2.20m)

Fitted with bath, w.c and wash basin. uPVC double glazed window to the side. Central heating radiator.

**Bedroom Two**

12' 6" x 15' 1" (3.8m x 4.60m)

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

**Bedroom Five**

13' 6" x 10' 1" (4.12m x 3.08m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Bathroom**

7' 7" x 7' 3" (2.30m x 2.20m)

Fitted with a P-shaped shower bath with screen and shower over, wash hand basin and w.c. uPVC double glazed window to the side. Central heating radiator.

**Outside**

Front and rear gardens. The rear garden has the added bonus of gated access to the rear allowing for off road parking.

**Additional Information**

For serious buyers, financial information regarding the rental levels will be supplied at a later date.

**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)

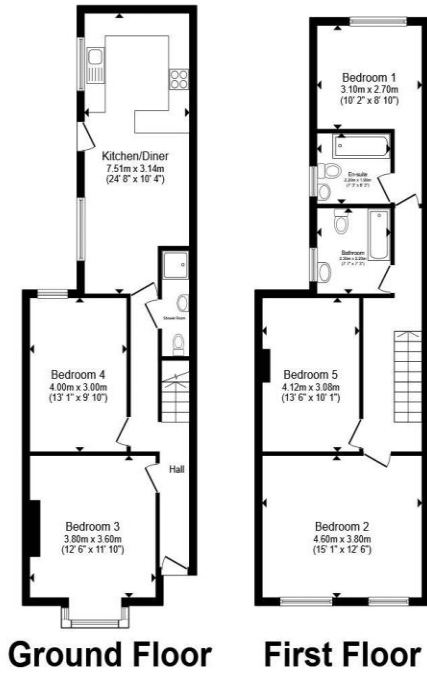
**Free Valuations**

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.





Total floor area 118.9 m<sup>2</sup> (1,280 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		