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Princes Avenue

Grimsby
DN31 2AA

Offers in the Region Of £120,000

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the ever-popular Princess Avenue in Grimsby, this superbly presented first-floor flat offers stylish and spacious accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Finished to an excellent standard throughout, the newly decorated property is ready to move straight into and has been thoughtfully maintained to provide comfortable modern living. Accessed via its own entrance, the accommodation briefly comprises a welcoming landing leading to a bright and generously sized lounge, perfect for relaxing or entertaining guests. The well-appointed kitchen offers a range of fitted units with ample worktop space, creating a practical and attractive environment for everyday cooking. There are two well-proportioned bedrooms, both offering plenty of natural light and versatile space for sleeping, working from home, or additional storage. Completing the accommodation is a contemporary bathroom, finished with quality fixtures and fittings. Externally, the property benefits from garden spaces to both the front and rear, providing attractive outdoor areas to enjoy throughout the year. The gardens offer excellent potential for seating, planting, or simply unwinding in a private setting. Ideally positioned close to a range of local amenities, schools, shops, and regular transport links, the property is also within easy reach of Grimsby Town train station, making it an excellent choice for commuters and those travelling further afield. Grimsby town centre is also just a short distance away, offering a wide selection of shopping, leisure, and dining facilities. Combining a sought-after location with superb presentation throughout, this impressive first-floor flat represents a fantastic opportunity for buyers seeking a home that requires little to no work. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this wonderful property has to offer. Please note this property falls within the wellow conservation area, all parties are advised to make their own enquiries with solicitors

Entrance

The front door provides access to the stairs up to the landing which provides access to the rooms.

Lounge

18' 3" x 14' 1" (5.56m x 4.28m)

The lounge has two windows to the front elevation, a radiator and a new carpeted floor. There is also an electric wall mounted fire.

Kitchen

11' 8" x 14' 10" (3.55m x 4.51m)

The freshly installed kitchen has dual aspect windows to the side and rear elevation and a staircase leading down to the rear door. There is also a range of fitted units with Granite work tops and a sink with a newly fitted floor.

Bedroom 1

12' 2" x 12' 11" (3.70m x 3.93m)

Bedroom one has a window to the rear elevation, a radiator and a new carpeted floor.

Bedroom 2

7' 7" x 9' 1" (2.31m x 2.76m)

Bedroom two has a window to the side elevation, a radiator and a new carpeted floor.

Bathroom

7' 7" x 5' 9" (2.31m x 1.74m)

The newly fitted bathroom has an opaque window to the side elevation, tiled walls and a three piece suite with a WC, basin and a P shaped bath.

Outside

With low maintenance gardens to the front and rear.

Tenure

Believed to be Leasehold, 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

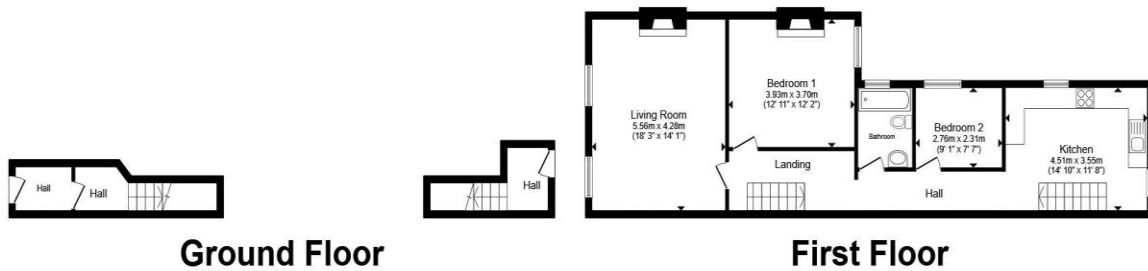
Free Valuations

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 90.2 m² (971 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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		