



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Wellington Street

Grimsby
DN32 7JP

Offers in the Region Of £45,000

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

Crofts Estate Agents are delighted to offer to the market this excellent investment opportunity, comprising a spacious one/two-bedroom ground floor flat together with the freehold of the building. Offered for sale with no forward chain, this is a rare chance to acquire both the property and the freehold, making it an attractive proposition for both seasoned and first-time investors. The property has been successfully operated as a buy-to-let for a number of years and is currently tenanted, with the existing tenant keen to remain in occupation, providing an immediate rental income of £450 per calendar month, representing an impressive gross yield of approximately 12%. Well maintained throughout, the accommodation briefly comprises a communal entrance hall, private hallway, comfortable lounge, double bedroom, bathroom, spacious dining kitchen and a versatile second reception room, which could equally serve as a second bedroom, home office or dining room to suit individual requirements. Outside, there is a shared rear garden. With the added benefit of the freehold included in the sale, an established tenant in situ and no forward chain, this is a superb turnkey investment offering excellent value and immediate income potential. Early viewing is highly recommended.

Communal Hallway

Entrance door to the front elevation. Access to the two flats.

Ground floor flat hallway

With tiled flooring and a dado rail to the walls.

Lounge

14' 1" x 11' 8" (4.303m x 3.556m)

uPVC double glazed window to the front elevation. Laminate wood flooring. Gas central heating radiator. Electric fire with wooden surround with tiled backing.

Bedroom One

12' 4" x 9' 11" (3.753m x 3.016m)

uPVC double glazed window to the rear elevation. Laminate wood flooring. Gas central heating radiator.

Bathroom

5' 9" x 6' 6" (1.747m x 1.981m)

uPVC double glazed window to the side elevation. The bathroom is equipped with a white suite comprising panelled bath, close coupled w.c and a pedestal wash hand basin. Splashback tiling. Gas central heating radiator.

Kitchen/Diner

14' 11" x 9' 5" (4.547m x 2.877m) maximums

With double glazed window and entrance door to the side elevation the kitchen offers a range of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half stainless steel sink and drainer. Splashback tiling. Gas cooker

point. Plumbing for an automatic washing machine. Wall mounted Ideal Logic gas boiler. Gas central heating radiator. Tiled flooring.

Sitting or second bedroom

8' 6" x 8' 6" (2.601m x 2.595m)

This versatile room has been used as a small sitting room or second bedroom in the past and has two uPVC double glazed windows to the rear elevation. Gas central heating radiator. Tiled flooring.

Outside

The property benefits from shared front and rear gardens.

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>

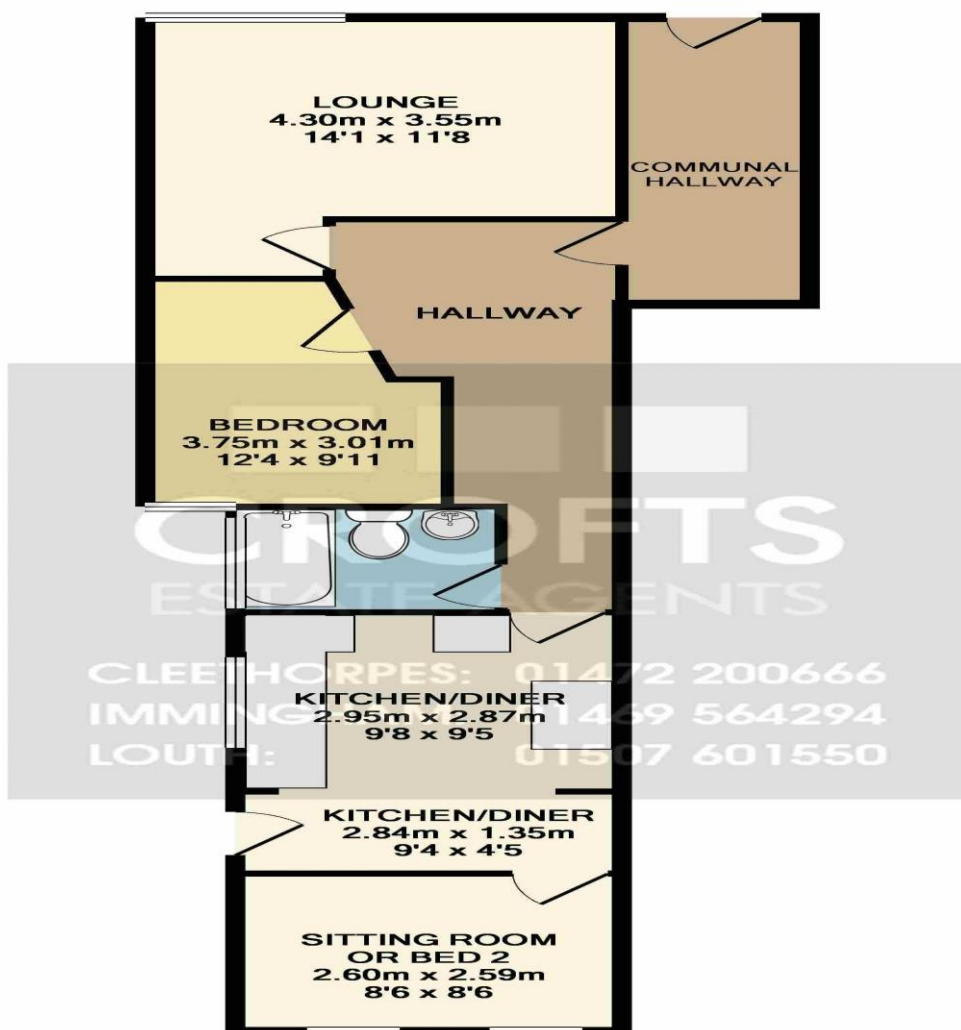
Viewings

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.vcs.gov.uk/eti





TOTAL APPROX. FLOOR AREA 60.1 SQ.M. (647 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018