



# CROFTS ESTATE AGENTS

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Alexandra Road

Grimsby  
DN31 1RL

Offers in the Region Of £129,950

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### Property Introduction

Offered for sale with no forward chain, this well-presented mid-terrace property on Alexandra Road in Grimsby is an ideal purchase for first-time buyers, families or investors alike. Neutrally decorated throughout, the home provides a blank canvas ready for immediate occupation while still offering scope for personalisation. The ground floor boasts a spacious and versatile layout, comprising a comfortable lounge to the front, a separate sitting room, and a generously sized dining room—perfect for both everyday living and entertaining. To the rear, the fitted kitchen provides access to the garden and is complemented by a convenient ground floor WC. Upstairs, the first floor offers three well-proportioned bedrooms along with a family bathroom, providing ample space for a growing household. Externally, the property benefits from low maintenance gardens to both the front and rear, making it ideal for those seeking outdoor space without extensive upkeep. Positioned within a popular residential area of Grimsby, the property is within easy reach of local amenities, schools and transport links. Combining space, convenience and no onward chain, this is a fantastic opportunity not to be missed.

### Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

### Lounge

12' 2" x 11' 5" (3.70m x 3.49m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

### Sitting Room

13' 1" x 9' 7" (3.99m x 2.92m)

The sitting room has a window to the rear elevation, a radiator and a carpeted floor.

### Dining Room

17' 8" x 9' 5" (5.39m x 2.88m)

The dining room has a bay window to the side elevation, a radiator and laminate flooring.

### Kitchen

9' 9" x 9' 3" (2.96m x 2.82m)

The kitchen has a window to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric hob.

### WC

2' 6" x 6' 2" (0.76m x 1.87m)

The WC has an opaque window to the rear elevation, a tiled floor and a WC.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

**Bedroom One**

12' 3" x 15' 1" (3.73m x 4.60m)

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

**Bedroom Two**

13' 1" x 9' 8" (4.00m x 2.95m)

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

**Bedroom Three**

10' 2" x 9' 6" (3.11m x 2.89m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a cupboard with the boiler inside.

**Outside**

With low maintenance gardens to the front and rear.

**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.

**Mortgage and Financial Advice**

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

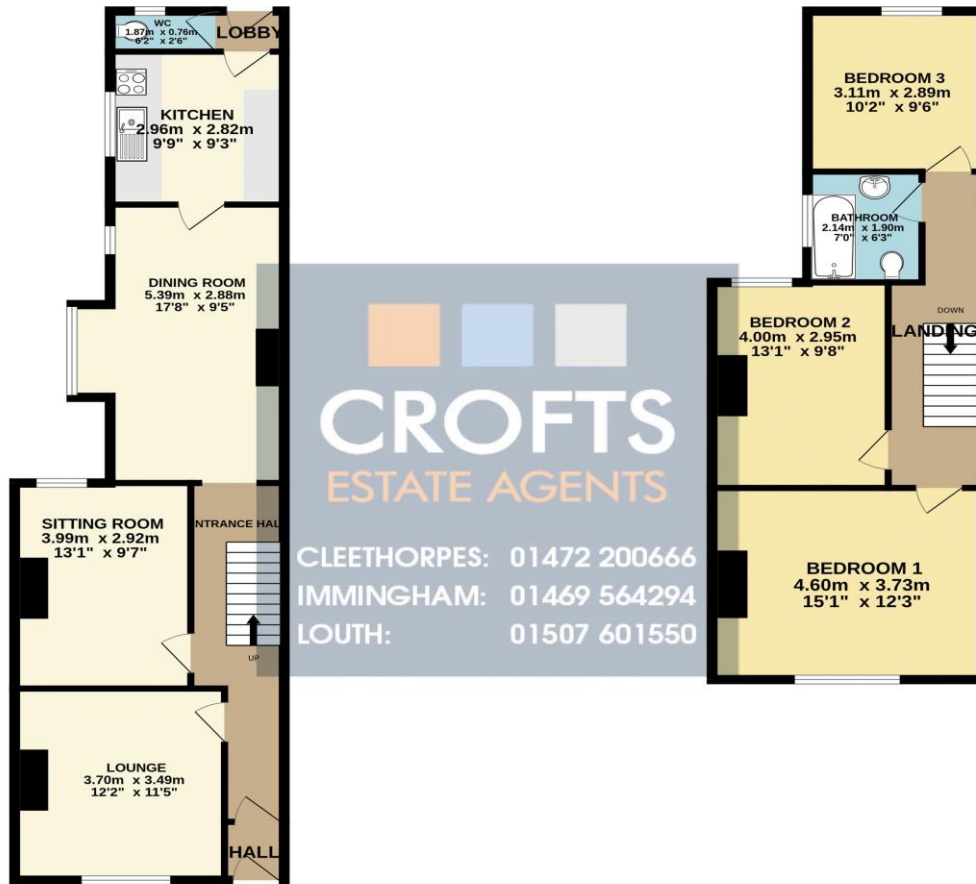
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
60.4 sq.m. (651 sq.ft.) approx.

1ST FLOOR  
48.4 sq.m. (521 sq.ft.) approx.



TOTAL FLOOR AREA: 108.8 sq.m. (1171 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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