



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Fairmont Road

Grimsby  
DN32 8DX

Offers in the Region Of £85,000

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### Property Introduction

NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY - Crofts estate agents are delighted to offer for sale this neutral and spacious mid terrace property located within the popular town of Grimsby. Situated within a highly desirable area with great proximity to local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms. With gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

### Lounge

11' 3" x 9' 10" (3.42m x 3.00m)

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

### Dining Room

11' 4" x 13' 1" (3.45m x 4.00m max)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an area for under stairs storage.

### Kitchen

15' 8" x 8' 6" (4.77m x 2.58m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl floor tiles. There is also a modern range of fitted units with a one and a half sink and drainer, two electric ovens and an electric hob. There is also plumbing for a washing machine.

### First Floor Landing

The first floor landing reveals access to the loft, coving to the ceiling and a carpeted floor.

### Bedroom One

11' 3" x 13' 2" (3.42m x 4.01m)

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

### Bedroom Two

11' 4" x 7' 9" (3.46m x 2.35m)

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

### Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

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

### Bathroom

6' 4" x 5' 6" (1.94m x 1.68m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath.

### Outside

There are front and rear gardens. The front is low maintenance and accessed through a gate. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining. There is also a gate to the 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)

### 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

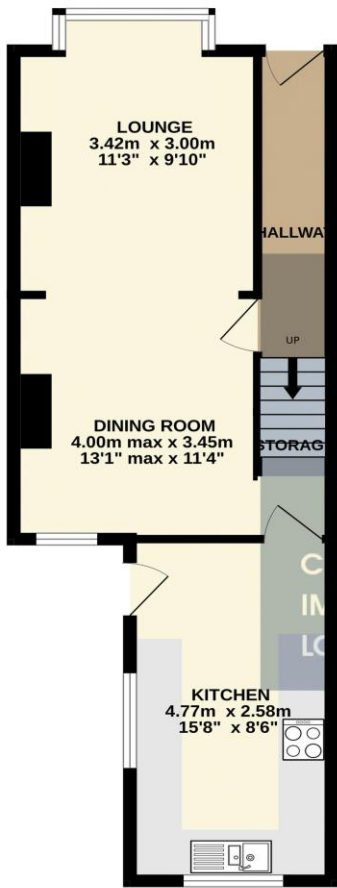
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### 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.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 5/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |