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



Bowers Avenue

Grimsby
DN31 2BG

Offers in the Region Of £95,000

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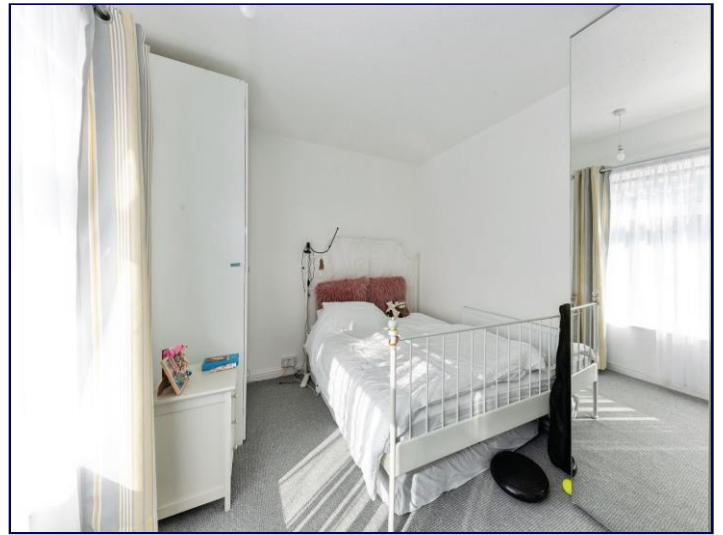
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Property Introduction

Crofts Estate Agents are delighted to bring to the market this attractive two-bedroom mid-terrace home, located at Bowers Avenue, Grimsby, DN31 2BG. Offering an excellent opportunity for first-time buyers and buy-to-let investors alike, the property is currently tenanted and generating an income of £600 PCM, making it an ideal ready-made investment. Well presented throughout, the property benefits from gas central heating and uPVC double glazing, providing comfortable and energy-efficient living. The accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge, a versatile dining/sitting room, a fitted kitchen, two generously sized bedrooms and a family bathroom. Outside, the property enjoys enclosed front and rear gardens, offering excellent outdoor space for relaxing or entertaining. Situated within easy reach of Grimsby town centre, local amenities, schools and transport links, this is a fantastic opportunity to acquire a home with both immediate appeal and long-term potential. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Dado rail to the walls. Laminate flooring. Staircase to the first floor.

Living Room

11' 7" x 10' 3" (3.54m x 3.13m)

uPVC double glazed bay window to the front elevation. Pleasantly presented and having coving to the ceiling and dado rail to the walls. Central heating radiator. Living flame gas fire with surround.

Dining Room

13' 9" x 10' 2" (4.20m x 3.10m)

uPVC double glazed window to the rear elevation, Laminate flooring,. Understairs storage cupboard. Coving to the ceiling.

Kitchen

12' 1" x 7' 11" (3.68m x 2.42m)

uPVC double glazed windows to the rear and side elevations. uPVC double glazed entry door to the side elevation. Fitted with a range of wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob. Splash back tiling. Plumbing for a washing machine. Central heating radiator.

First Floor Landing

With dado rail to the walls and having loft access.

Bedroom 1

13' 11" x 9' 6" (4.24m x 2.90m)

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

Bedroom 2

10' 1" x 7' 0" (3.07m x 2.14m)

uPVC double glazed window to the rear elevation. Central heating radiator. Walk in closet. Storage cupboard housing the gas boiler. Central heating radiator.

Bathroom

6' 10" x 6' 2" (2.08m x 1.89m)

The bathroom is fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with shower fitment. Aqua board. Storage cupboard. Central heating radiator. uPVC double glazed window to the rear.

Outside

The property benefits from low maintenance gardens to the front and rear aspects.

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

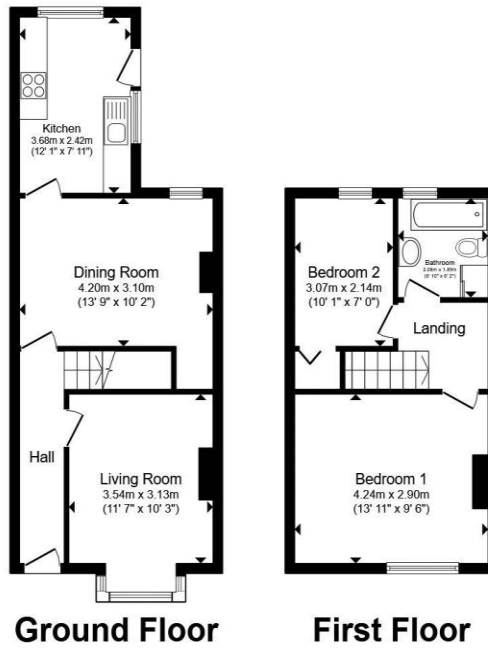
Free Valuations

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 74.2 m² (799 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		