



CROFTS ESTATE AGENTS

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



64 Castle Street Grimsby

DN32 7LG

Offers in the Region Of £55,000

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Property Description

***A Lucrative Investment Opportunity *** We present this charming three-bedroom mid-terrace house, perfectly suited for investor landlords or first-time buyers looking to enter the property market. With its current condition, this property is achieving rents of approximately £500 per month, making it an attractive proposition for buy-to-let investors. The property offers ample accommodation over two floors, including an entrance porch, lounge, dining room, rear lobby, and ground floor bathroom. The first floor features three well-proportioned bedrooms, providing a comfortable living space for tenants. A small enclosed south-facing rear garden adds a touch of charm and outdoor space. Located close to local amenities, the property provides easy access to main and connecting roads, making it an ideal location for commuters and tenants alike. With some improvements, the rental potential of this property could be significantly increased, offering a great return on investment. Whether you're a seasoned investor or a first-time buyer, this property ticks all the boxes. Schedule a viewing today and secure this lucrative investment opportunity! Would you like to know more about the local area or arrange a viewing?

Entrance hall

2' 11" x 3' 0" (0.90m x 0.92m)

uPVC frosted door to private porch providing a degree of privacy.

Lounge

11' 11" x 12' 2" (3.64m x 3.71m)

With cream decor and feature wall, green carpet, radiator, ceiling rose and pendant light, gas fire and uPVC window to the front.

Dining room

11' 10" x 12' 2" (3.61m x 3.71m)

Open plan to the lounge the dining room has green carpet, cream decor, radiator, pendant light and uPVC window to the rear.

Kitchen

10' 11" x 6' 11" (3.34m x 2.11m)

A cream gloss kitchen has units to two sides with sink drainer over in grey work top. There is white splash back tiling with peach decor, uPVC window to the side, wood effect vinyl. There is space for cooker, washing machine and tall fridge freezer. Finally there is pendant light and radiator.

Rear lobby

3' 4" x 6' 11" (1.02m x 2.11m)

A small lobby off the kitchen has uPVC frosted door to the side, wood effect vinyl, pendant light and green decor.

Family Bathroom

6' 11" x 6' 11" (2.12m x 2.10m)

The ground floor bathroom has a white three piece suite with electric shower over the bath, cream and white splash back tiling, green decor wood effect vinyl floor, ceiling light, radiator with uPVC frosted window to the side.

Stairs and landing

The stairs and landing has cream and green decor, green carpet, pendant light and loft access.

Bedroom One

11' 11" x 12' 2" (3.64m x 3.72m)

A good sized double room has green carpet, peach decor, uPVC window to the front, pendant light, radiator and built in storage.

Bedroom Two

11' 10" x 12' 2" (3.61m x 3.72m)

A second double has blue decor, orange and black carpet, uPVC window to the rear, radiator and pendant light.

Bedroom Three

14' 8" x 6' 11" (4.48m x 2.12m)

The rear bedroom is a very good size with purple decor, uPVC window to the rear, radiator, pendant light and built in storage.

Rear garden

A small south facing garden has concrete path to timber gate, small soil and gravel garden with a mix of wall and fence boundary.

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 and 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.

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

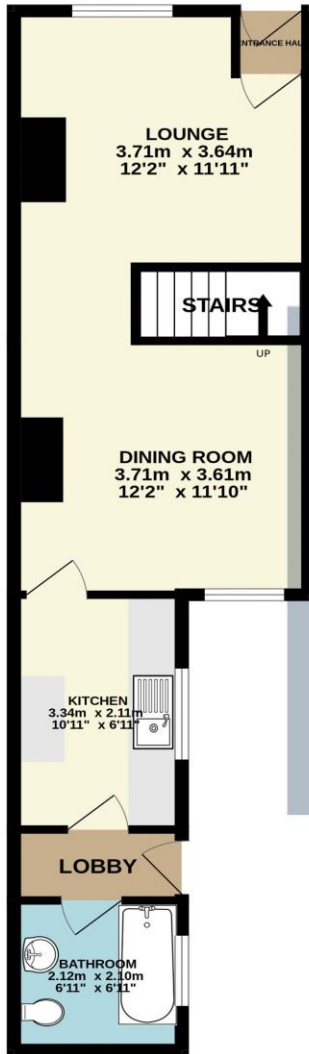
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
43.3 sq.m. (466 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



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TOTAL FLOOR AREA : 82.5 sq.m. (888 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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