



CROFTS ESTATE AGENTS

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



Baytree Avenue

**Grimsby
DN34 4RE**

**Monthly rental of £525,
Deposit of £600**

Crofts Estate Agents are delighted to offer 'TO LET' this three bedroom end of terrace property. The property sits in a location close to local supermarkets, amenities, catchment for local primary schools and ideal for those who commute being a short distance away from the M180. The property comprises of a spacious lounge open plan to the dining area, kitchen, bathroom and three bedrooms. The property benefits from uPVC double glazing throughout and the added bonus of gas central heating throughout. Viewings are highly recommended.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hallway

Having uPVC double glazed entrance door with adjoining glazed panel, the hallway has a staircase with useful understairs storage. Gas central heating radiator.

Lounge

12' 9" x 10' 4" (3.898m x 3.157m)

The lounge is neutrally decorated and has a walk in uPVC double glazed bay window to the front elevation. Gas central heating radiator. Coving and rose to the ceiling. Electric fire with tiled hearth. The lounge then opens through to the dining room with a small step down.

Dining Room

9' 10" x 10' 11" (2.998m x 3.321m)

The dining room offers a uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Gas central heating radiator.

Kitchen

8' 10" minimum x 6' 0" (2.684m x 1.822m)

With wall and base units with contrasting roll edged work surfacing with inset circular stainless steel sink and matching drainer. Tiled splashback. Gas cooker point. Plumbing for an automatic washing machine. uPVC double glazed window and entrance door to the rear elevation.

First Floor Landing

With coving and loft access to the ceiling.

Bedroom One

11' 2" x 10' 0" (3.416m x 3.041m)

The master bedroom is pleasantly presented and has a uPVC double glazed window to the front elevation. Gas central heating radiator. Coving to the ceiling.

Bedroom Two

10' 9" x 10' 0" (3.286m x 3.051m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Storage cupboard.

Bedroom Three

7' 1" x 5' 11" (2.151m x 1.804m)

uPVC double glazed window to the front elevation. Gas central heating radiator. laminate wood flooring. Picture rail to the walls.

Bathroom

6' 0" x 5' 11" (1.827m x 1.801m)

The bathroom is equipped with a panelled bath with folding screen and shower over, pedestal washbasin and close coupled w.c. Gas central heating radiator. Tiled splashback. uPVC double glazed window to the rear elevation.

Front Garden

The front garden has a walled boundary and is majority paved for ease of maintenance.

Rear Garden

The rear garden has fenced boundaries with gated access to the side. The garden is mainly gravelled with footpath running down the center.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

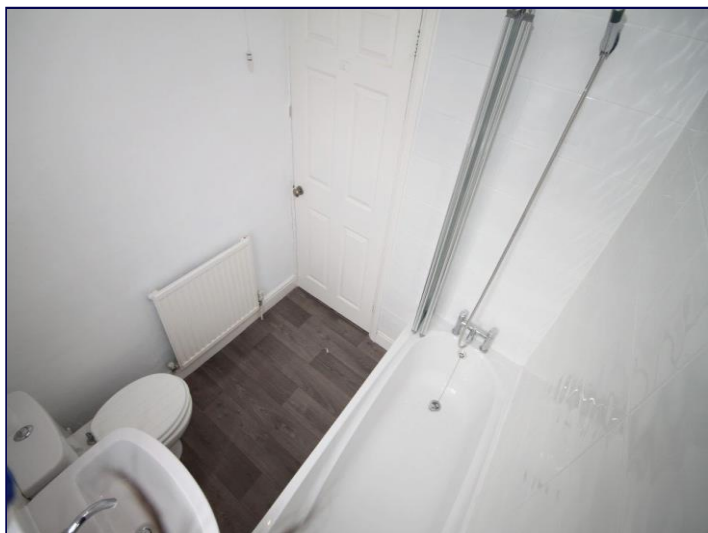
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

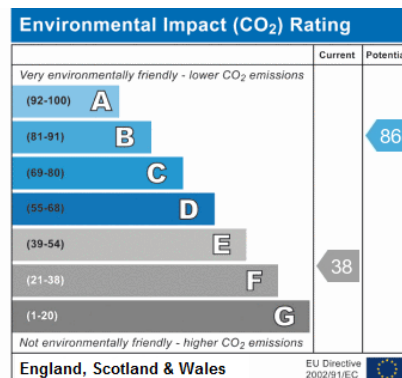
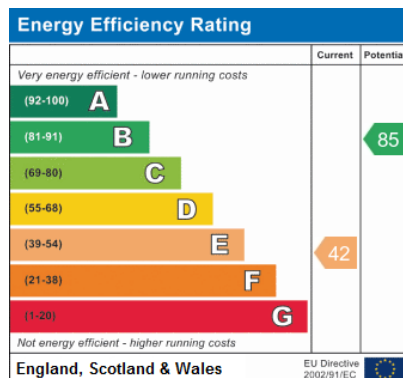
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





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
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