



# CROFTS ESTATE AGENTS

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



**41 Mansel Street  
Grimsby  
DN32 7QX**

**Offers in the Region Of  
£70,000**

Located on Mansel Street in Grimsby, this mid-terrace property offers well-proportioned accommodation and would make an ideal purchase for both first-time buyers and investors alike. The ground floor comprises a welcoming lounge to the front of the property, a separate dining room providing flexible living space, and a fitted kitchen to the rear. To the first floor are two double bedrooms, both of good size, along with a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering low-maintenance outdoor space. The property is currently tenanted, generating a rental income of £575 per calendar month, making it an attractive buy-to-let investment opportunity for landlords seeking an immediate return. The tenancy can be continued by an investor, subject to the necessary agreements, or the property may also appeal to owner-occupiers, depending on requirements. Situated within a popular residential area of Grimsby, Mansel Street is conveniently positioned for local amenities, schools and transport links. With its practical layout, rental potential and accessible location, this property represents a solid opportunity in the current market and early viewing is recommended to appreciate the accommodation and potential on offer.

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

11' 11" x 9' 9" (3.62m x 2.97m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor. The dining room is then found off the lounge.

Dining Room

13' 1" x 10' 3" (3.98m x 3.12m)

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

Kitchen

11' 7" x 7' 8" (3.54m x 2.33m)

The kitchen has a dual aspect windows to the side and rear elevation, a door to the rear, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

First Floor Landing

With access to a built in cupboard.

Bedroom One

11' 11" x 13' 3" (3.62m x 4.05m)

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

Bedroom Two

13' 2" x 8' 0" (4.01m x 2.43m)

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

Bathroom

11' 8" x 7' 7" (3.55m x 2.32m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath with mains shower and glass screen.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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](http://www.voa.gov.uk/cti)

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



TOTAL FLOOR AREA: 74.0 sq.m. (798 sq.ft.) approx.

Measurements shown have been made to the internal face of the walls and are for guidance only. They are not intended to be used for legal purposes. The actual area may vary slightly from the measurements shown. The measurements are for guidance only and are not intended to be used for legal purposes. The actual area may vary slightly from the measurements shown. The measurements are for guidance only and are not intended to be used for legal purposes. The actual area may vary slightly from the measurements shown.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.