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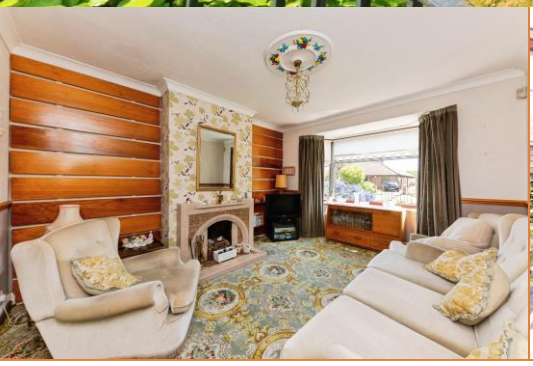

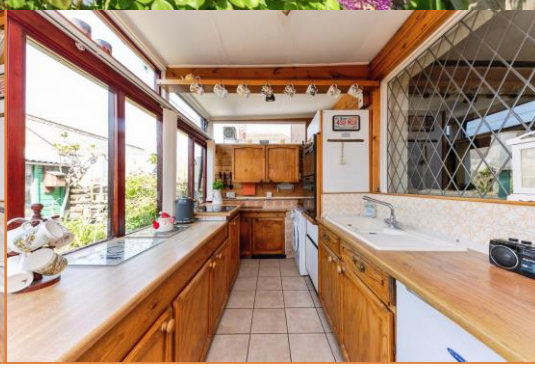

Winchester Avenue

Grimsby
DN33 1EH

£95,000

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Property Introduction
Situated on Winchester Avenue in Grimsby, this mid-terrace property presents an excellent opportunity for investors, first-time buyers or anyone looking to create a home to their own taste. Offered for sale with no forward chain, the property requires a scheme of modernisation but offers fantastic potential throughout. The accommodation briefly comprises a lounge to the front aspect leading through to a separate dining room, creating flexible living and entertaining space. To the rear of the property is the kitchen which offers access to the rear garden and scope for improvement or redesign to suit individual requirements. To the first floor are three bedrooms together with the family bathroom. The layout provides well-proportioned accommodation and plenty of potential for a growing family or those requiring additional space for working from home. Externally, the property benefits from gardens to both the front and rear. The rear garden offers a good level of privacy and provides an ideal blank canvas for landscaping or creating an enjoyable outdoor seating area. Properties offering this level of potential are always popular with buyers looking to add value and personalise a home to their own specification. Conveniently positioned for local amenities, schools and transport links, this property is an opportunity not to be missed. Early viewing is advised to appreciate the possibilities on offer and the excellent potential this home provides.

Entrance Hall
The entrance hall is entered through the entrance porch and reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge
12' 11" x 11' 3" (3.94m x 3.42m)
The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room
9' 2" x 14' 5" (2.80m x 4.40m)
The dining room has two windows to the rear elevation, a radiator and a carpeted floor. There are also two large built in cupboards.

Kitchen
The kitchen has windows to the side and rear elevation, a door to the rear, a radiator and a tiled floor. There is also a fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric hob and double oven.

First Floor Landing
The first floor landing has coving to the ceiling and a carpeted floor.

Bedroom One
13' 1" x 11' 5" (3.99m x 3.47m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Two
9' 3" x 10' 9" (2.81m x 3.28m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Three
8' 10" x 6' 6" (2.68m x 1.97m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom
5' 5" x 6' 4" (1.66m x 1.94m)
The bathroom has an opaque window to the rear elevation, tiled walls, a heated towel rail and vinyl flooring. There is also a coloured suite with a WC, basin and bath with an electric shower over.

Outside
A gate opens to reveal the front garden with a path to the front door flanked with established shrubs either side. The rear garden has a low maintenance area ideal for alfresco dining with a shed and a gate to rear access.

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.

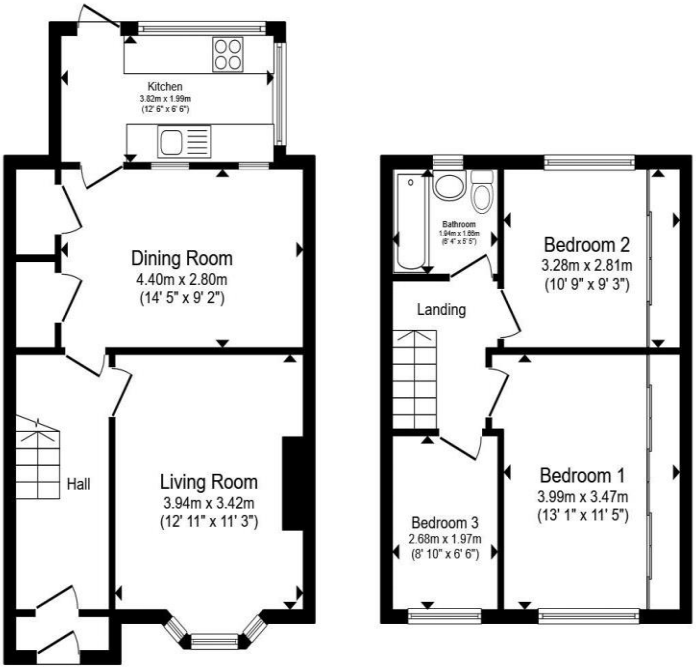
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 websitewww.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.



Ground Floor **First Floor**

Total floor area 81.8 m² (880 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

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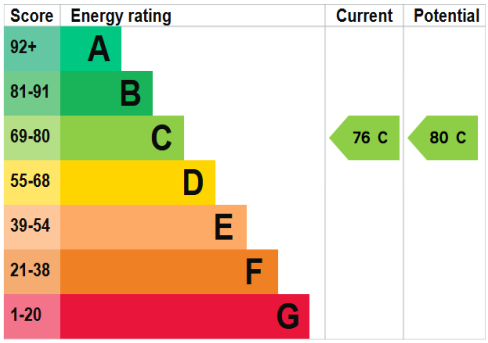

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