



# CROFTS ESTATE AGENTS

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



## Welholme Avenue

Grimsby  
DN32 0HP

Offers in the Region Of  
£159,950

Crofts estate agents are delighted to be able to bring to the market this beautifully presented and upgraded two bedroom ground floor apartment, located a short walk from the town centre within this secure gated development. The present owner has spent a great deal of time improving the apartment with new kitchen to the living kitchen dining area. The remainder of the apartment offers two double bedrooms, one with ensuite shower and the other with a Jack n Jill styled bathroom, hallway with storage cupboard and then the secure communal hallway. Electric heating and double/secondary glazed windows. Allocated parking space along with communal gardens to the rear. Viewing is a must of this lovely home.

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### Communal Entrance

Stepping through the main front door takes you into a communal area and this is where you first see the quality and presentation of the property on offer. Doors through to the main communal area and lift/ stairs to the other apartment's.

### Entrance Hallway

Neutrally decorated and having entry door from the communal hallway along with intercom entry system. Down lighting to the ceiling. Useful and good sized storage cupboard.

### Living / Dining / Kitchen

21' 11" x 13' 4" (6.678m x 4.072m)

The main room of the property is this super open plan living dining kitchen area. Greatly improved by the current owner with new kitchen offering floor to ceiling cupboards and new wall cupboards which reach to the ceiling creating much more storage than the original kitchen allowed. The kitchen offers attractive work surfacing with inset sink and drainer. Integrated four ring electric halogen hob with filter extractor over. Integrated eye level oven, dishwasher, washing machine and frost free fridge freezer. Down lighting to the kitchen area. Two electric radiators. With three windows to the front elevation with secondary glazing and a further window to the side.

### Bathroom

5' 7" x 7' 0" (1.695m x 2.138m)

A lovely modern styled Jack n Jill bathroom with doors from bedroom one and the hallway. Equipped with a washbasin and w.c set into a modern unit and finally a panelled bath with shower and screen over. Part panelled and tiled walls. Fitted extractor.

### Bedroom One

9' 9" x 11' 3" (2.971m x 3.427m) plus entry area

Offering three windows to the front aspect and a further window to the side. Electric radiator. Fitted wardrobe and storage cupboards with one having space for television.

### Bedroom Two

8' 2" x 11' 4" min (2.497m x 3.463m)

The second of the double bedrooms again offers fitted wardrobe/cupboard. Electric radiator. The bedroom then opens to the ensuite shower room.

### Ensuite Shower Room

6' 7" x 7' 6" (2.015m x 2.280m) max

Enjoying a large walk in shower, close coupled w.c and a pedestal wash hand basin. Window to the side elevation. Fitted extractor and an electric two pin shaver socket.

**Outside**

The property is set behind secure gated access with intercom access for visitors. There are allocated spaces for the residents. The gardens wrap around the property and to the rear the main garden is lawned with patio areas ideal to sit and relax whilst knowing the gardens are maintained for you.

**Note**

Please note this property is in a conservation area. Buyers are encouraged to make further enquiries with the local council or their solicitor.

**Tenure**

Believed to be Leasehold, 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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

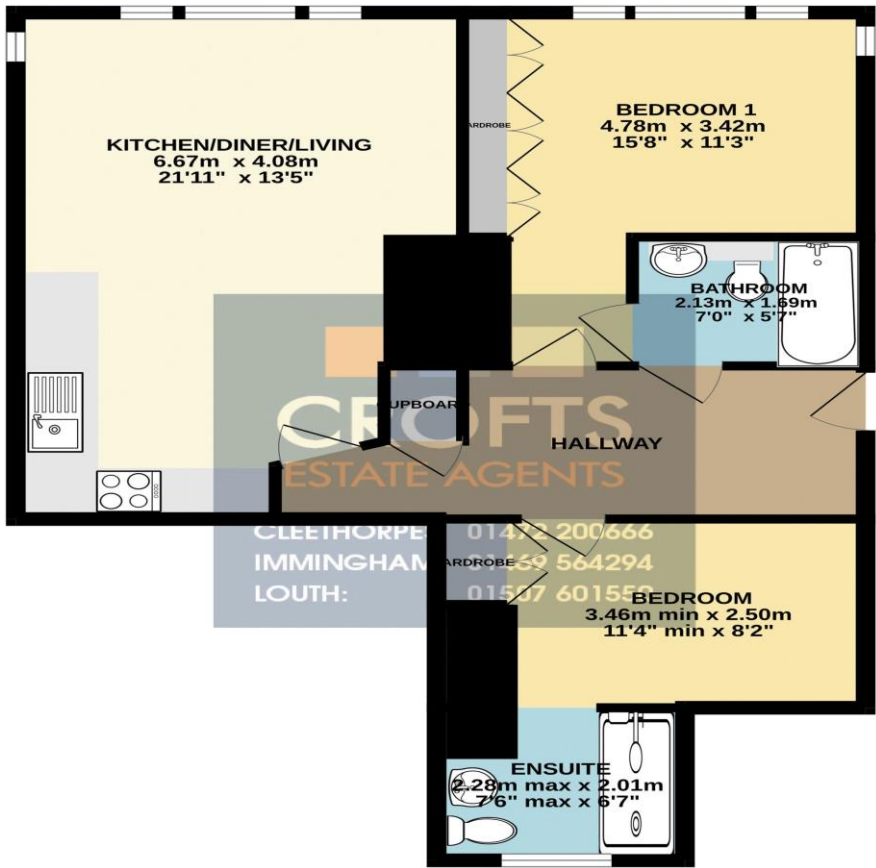
**Mortgage and Financial Advice**

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 SECURED ON IT.**



GROUND FLOOR  
62.7 sq.m. (675 sq.ft.) approx.



TOTAL FLOOR AREA : 62.7 sq.m. (675 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	46 E
21-38	F		
1-20	G		

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