



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Welholme Road

Grimsby  
DN32 0NF

£115,000

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### Property Introduction

\* IMAGES TAKEN BEFORE CURRENT TENANTS MOVED IN \*  
Crofts Estate Agents are delighted to offer for rent this spacious 3 bedroom mid terrace property, located close to Peoples Park and Grimsby Town Shopping Centre. The ground floor comprises of entrance hallway, spacious through room, separate dining room and modern kitchen. The first floor offers three good size bedrooms, family bathroom with shower over bath and separate WC. The property also has low maintenance front and rear gardens.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### Lounge

The lounge is a great space with bay window to the front, window to the rear, two radiators and a carpeted floor.

### Dining Room

The sitting room has a bay window to the side elevation, a radiator and a carpeted floor.

### Kitchen

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

### First Floor Landing

With access to the bedrooms and bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

The bathroom has an opaque window to the side elevation, vinyl flooring and a white suite, basin and a bath with a shower over.

### Outside

With gardens to the front and rear.

### WC

With an opaque window to the side elevation and a WC.

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

### **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 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**

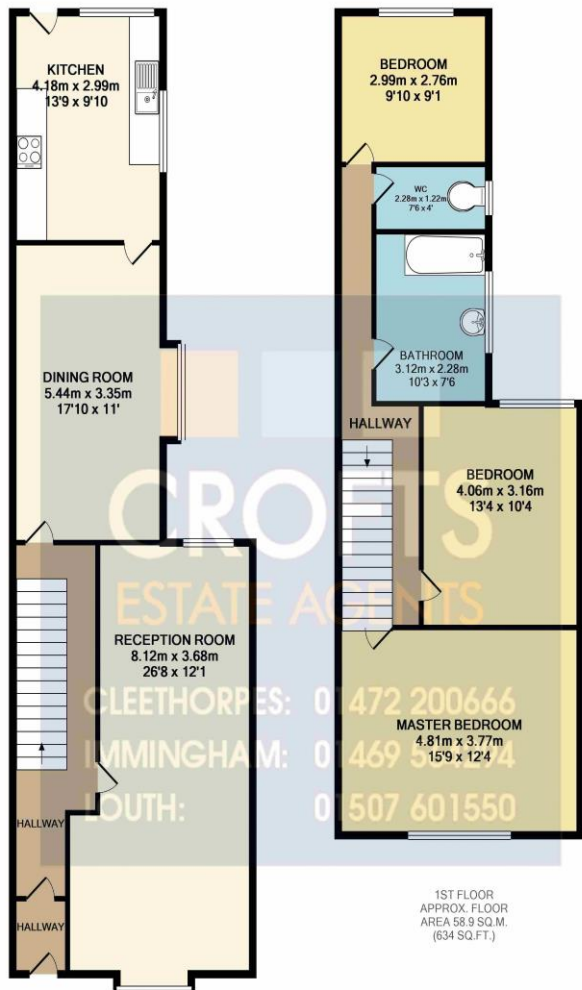
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **Mortgage and Financial Advice**

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.





1ST FLOOR  
APPROX. FLOOR  
AREA 58.9 SQ.M.  
(634 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 67.2 SQ.M.  
(723 SQ.FT.)

TOTAL APPROX. FLOOR AREA 126.1 SQ.M. (1357 SQ.FT.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.