



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



GFF & FFF 127 Fildes Street Grimsby DN31 1TU

Offers in the Region Of £90,000

**** INVESTORS ONLY **** Offered for sale with long-standing tenants in situ, this end-terrace property on Fildes Street, Grimsby presents an excellent investment opportunity for landlords seeking an immediate rental income. Currently arranged as two self-contained flats, the property has been occupied by the same tenants for approximately 15 years, who currently pay a combined rent of £360 per calendar month. The ground floor flat comprises a comfortable lounge, fitted kitchen, double bedroom and bathroom, providing well-proportioned accommodation ideal for a single occupant or couple. The first floor flat offers a similar layout, featuring a lounge, fitted kitchen, double bedroom and a shower room, creating two independent living spaces within the property. The established tenancy provides continuity for investors, while there is also scope for future purchasers to review the accommodation to suit their own requirements, subject to any necessary permissions and regulations. Conveniently positioned close to Grimsby town centre, the property enjoys easy access to a wide range of local amenities, supermarkets, schools and public transport links, making it a convenient location for tenants. Whether you are looking to expand your existing property portfolio or purchase your first buy-to-let investment, this affordable property offers the advantage of immediate rental income together with reliable, long-term tenants, making it an attractive addition to any investment portfolio.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Tenure

Believed to be , 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

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

Living room GFF

13' 3" x 10' 7" (4.05m x 3.22m)

Bedroom 1 GFF

11' 1" x 9' 9" (3.38m x 2.97m)

WC GFF

5' 5" x 2' 10" (1.65m x 0.87m)

Bathroom GFF

5' 5" x 5' 3" (1.65m x 1.61m)

Kitchen FFF

8' 2" x 8' 6" (2.49m x 2.60m)

Living room FFF

11' 1" x 13' 7" (3.37m x 4.14m)

Shower room FFF

5' 7" x 5' 11" (1.71m x 1.81m)

Bedroom 1 FFF

13' 4" x 8' 6" (4.06m x 2.58m)



Total floor area 90.0 m² (969 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.localagent.com



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 enquires, 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.