



CROFTS ESTATE AGENTS

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



Toothill Gardens

Grimsby
DN34 4EP

Offers in the Region Of £135,000

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Property Introduction

Crofts Estate Agents are delighted to bring to the market this ideal investment opportunity or potential first-time purchase with the current tenant currently paying £565pcm. This well-presented two-bedroom link property is conveniently located close to a range of local amenities, bus links and schools, with Grimsby town centre just a short drive away. The accommodation briefly comprises an entrance hall, spacious lounge with patio doors opening onto the rear garden, a fitted kitchen and a downstairs WC. To the first floor are two well-proportioned bedrooms and a family bathroom, which includes a sink, WC, bath and separate shower cubicle. Externally, the property benefits from off-road parking with a garage, an open-plan front garden and a fully enclosed rear garden. Additional features include uPVC double glazing and gas central heating throughout.

Hallway/Landing

The hallways and landing have been neutrally decorated and have fitted carpets throughout. On the first floor of the property some extra cupboard space can be found. There is also a partially boarded loft, providing useful additional storage.

Kitchen

10' 5" x 7' 2" (3.17m x 2.18m)

The kitchen is fitted with white base and wall units with a wooden effect worktop and splashback, integrated is an electric cooker, extractor fan and stainless steel sink and drainer; just above the

sink can be found a uPVC window. The walls are neutrally decorated and grey tile effect vinyl flooring has been fitted.

Lounge

16' 10" x 13' 4" (5.13m x 4.06m)

The lounge is decorated throughout with magnolia walls and grey carpets. To the side elevation can be found a chimney breast with a white stone fireplace. To the back of the property can be found the patio doors leading you to the rear garden.

Downstairs WC

7' 0" x 3' 1" (2.13m x 0.94m)

The downstairs WC is decorated with white walls and grey tile effect vinyl and offers a white WC and a white corner wash basin.

Bathroom

7' 2" x 6' 3" (2.18m x 1.90m)

The upstairs bathroom is fitted with neutral aqua panelling along with freshly painted white walls, the floors are fitted with grey tile effect vinyl. You will find a white three piece suite, including a WC, bath/shower and wash basin.

Bedroom 1

13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom one has white/ mint green painted walls along with a uPVC window and central heated radiator and can be found to the front of the property.

Bedroom 2

13' 4" x 10' 7" (4.06m x 3.22m)

Bedroom 2 is decorated with white painted walls and brown carpet throughout. to the back of the property can be found a uPVC window overlooking the rear garden and a central heated radiator below.

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 B: To confirm council tax banding for this property please view the website 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 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

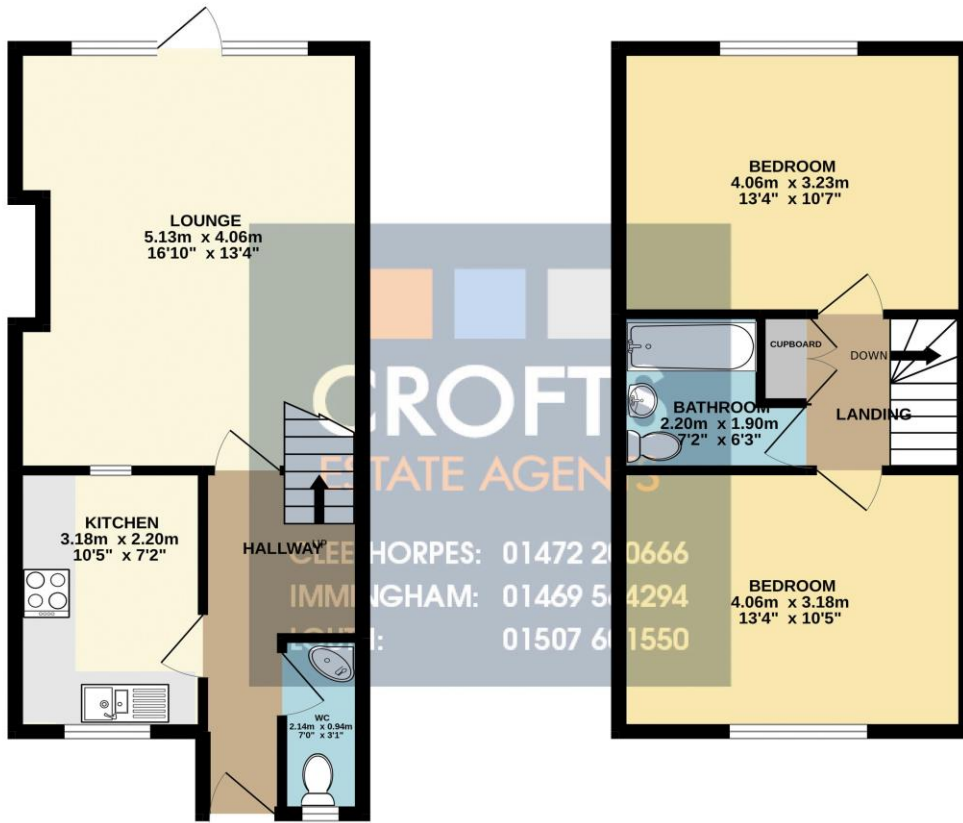
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

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
35.1 sq.m. (378 sq.ft.) approx.

1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA: 68.9 sq.m. (742 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		84 B
69-80	C	79 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.