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



Fildes Street

Grimsby
DN31 1TU

Offers in the Region Of £90,000

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Property Introduction

**** 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 rent of £360 per calendar month each making it £720pcm. 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.

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 GFF

8' 11" x 8' 5" (2.72m x 2.57m)

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)

Kitchen GFF

8' 11" x 8' 5" (2.72m x 2.57m)

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, 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

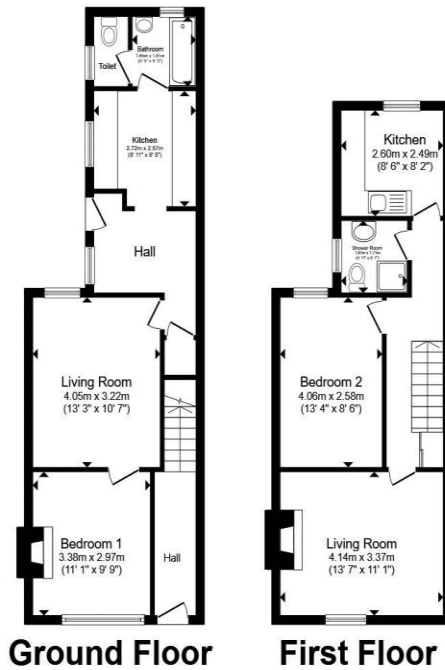
Free Valuations

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.





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.focalagent.com

