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Bemrose Way

Grimsby
DN31 2JZ

Offers in the Region Of £70,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with No Forward Chain, this three-bedroom mid-terrace home on Bemrose Way presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring a scheme of modernisation throughout, the home offers well-proportioned accommodation and fantastic potential, making it an ideal purchase for first-time buyers, families or investors. The accommodation comprises an entrance hall leading to a spacious kitchen-diner positioned at the front of the property. Offering ample space for both cooking and dining, it provides an excellent foundation for modernisation and redesign. To the rear is a generous lounge, creating a comfortable living space with direct access into the conservatory, which overlooks the rear garden and provides additional reception space. Completing the ground floor is a convenient shower room. To the first floor are three well-proportioned bedrooms, offering flexible accommodation for family life, guests or those working from home. A family bathroom serves the first-floor accommodation. Outside, the property enjoys low-maintenance gardens to both the front and rear. The front garden has been designed to provide valuable off-road parking, while the enclosed rear garden offers a private outdoor space with the added benefit of a secure outbuilding, ideal for storage, a workshop or hobby space. Conveniently located close to local schools, shops and transport links, this property combines generous accommodation with excellent potential. With no onward chain and the opportunity to modernise to your own specification, this is a superb opportunity not to be missed. Early viewing is highly recommended.

Living Room

15' 3" x 15' 9" (4.65m x 4.80m)

The living room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Conservatory

6' 11" x 8' 10" (2.12m x 2.68m)

With tri aspect windows, French doors to the rear elevation and a wooden floor.

Kitchen/Diner

12' 1" x 12' 4" (3.68m x 3.77m)

With a window to the front elevation, a radiator and a space for a dining table and chairs. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

Shower room

5' 7" x 3' 8" (1.71m x 1.13m)

The shower room has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a shower cubicle.

Bedroom 1

13' 5" x 9' 6" (4.09m x 2.90m)

Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

Bedroom 2

12' 2" x 8' 5" (3.72m x 2.56m)

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

Bedroom 3

10' 10" x 5' 11" (3.29m x 1.80m)

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

Bathroom

5' 5" x 6' 9" (1.65m x 2.07m)

The bathroom has an opaque window to the front elevation, a WC, basin and a bath.

Outside

The front has a low maintenance area ideal for off road parking. There are also established shrubs and a lawn. The rear garden is again low maintenance with established shrubs and a secure outbuilding, all enclosed by perimeter fencing.

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

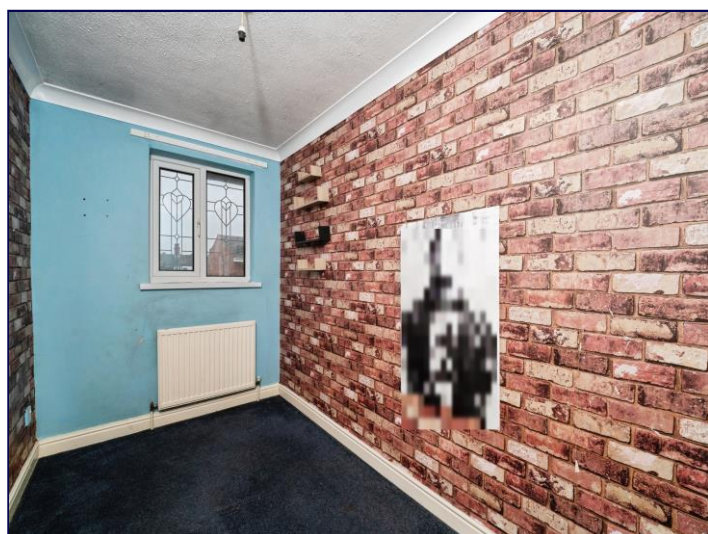
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

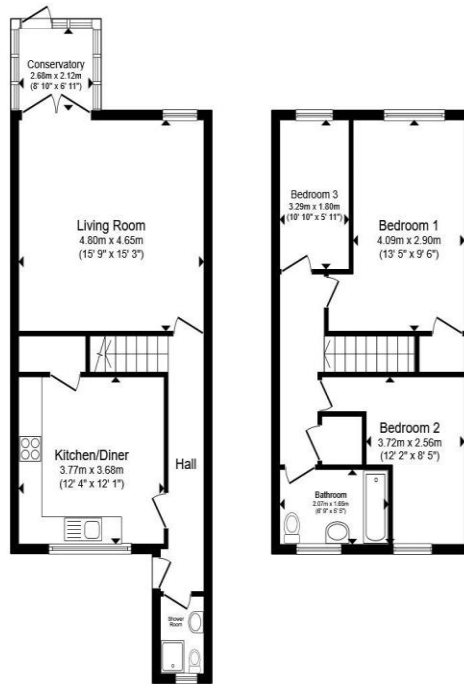
Free Valuations

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.





Ground Floor

First Floor

Total floor area 96.7 m² (1,041 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		