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



Duke Street

Grimsby
DN32 7RT

£46,500

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Property Introduction

We are acting in the sale of the above property and have received an offer of £46,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. **Three Double Bedroom End-Terrace with No Forward Chain**. Offered for sale with **No Forward Chain**, this spacious end-terrace property on Duke Street, Grimsby, presents an excellent opportunity for first-time buyers, families or investors alike. Offering well-proportioned accommodation across two floors, the property also benefits from a private rear garden. Upon entering, the ground floor provides a comfortable **lounge**, separate **dining room**, fitted **kitchen** and a useful **shower room**. The separate reception rooms provide flexibility for both everyday living and entertaining, while the kitchen offers a practical base for modernisation or personalisation. To the first floor are **three well-proportioned double bedrooms**, providing excellent accommodation for a growing family or those requiring additional space for guests, home working or storage. Externally, the property benefits from a **rear garden**, offering an outdoor space with potential to create a pleasant area for seating, entertaining or relaxing. Situated on Duke Street, the property is conveniently positioned for access to Grimsby's range of local amenities, schools, shops and transport links, making this a practical location for a variety of buyers. With **three double bedrooms, two reception rooms and no forward chain**, this property offers generous accommodation and plenty of potential. **Early viewing is highly recommended.**

Lounge

12' 5" x 10' 9" (3.79m x 3.27m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

Dining room

11' 0" x 13' 6" (3.36m x 4.11m)

The dining room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen

15' 3" x 7' 11" (4.65m x 2.42m)

The kitchen has a window to the side elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Shower room

8' 6" x 7' 11" (2.58m x 2.42m)

The shower room has an opaque window to the rear elevation, tiled walls and floor, a WC, vanity basin and shower cubicle with an electric shower.

Bedroom 1

12' 6" x 14' 1" (3.80m x 4.30m)

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

Bedroom 2

15' 3" x 8' 0" (4.66m x 2.43m)

Bedroom two has a window to the rear elevation.

Bedroom 3

13' 6" x 8' 0" (4.11m x 2.45m)

Bedroom three has a window to the rear elevation and laminate flooring.

Rear Garden

With a garden to the rear with a lawn and decked area.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

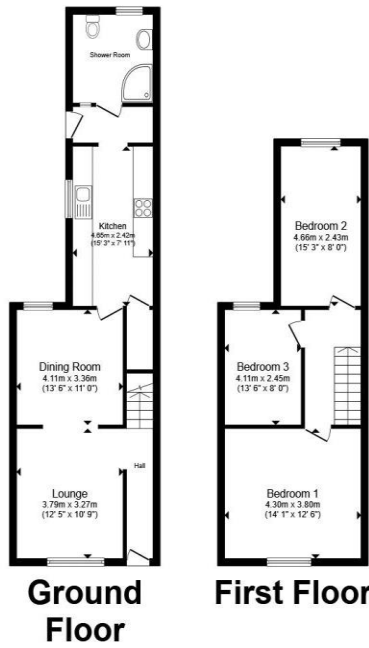
Free Valuations

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 91.9 m² (989 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		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	28 F	
1-20	G		