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



Bowers Avenue

Grimsby
DN31 2BG

Offers in the Region Of £90,000

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Property Introduction

**** PHOTOS TAKEN BEFORE TENANT MOVED IN **** Offered for sale with a long-standing tenant in situ, this mid-terrace property presents an excellent investment opportunity for landlords seeking an immediate rental income. The current tenant has occupied the property for over six years, pays £545 per calendar month, and has expressed a desire to remain at the property, providing continuity and stability for the new owner. The accommodation is well-proportioned throughout and briefly comprises an entrance into a comfortable lounge, leading through to a separate dining room, creating a versatile living space ideal for modern day living. To the rear of the property is a fitted kitchen with a range of units and space for essential appliances. To the first floor are two generously sized double bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property benefits from low-maintenance gardens to both the front and rear, providing attractive outdoor space without the burden of extensive upkeep. Situated on Bowers Avenue in Grimsby, the property is conveniently located for local amenities, schools, transport links and Grimsby town centre, making it an attractive option for tenants and owner-occupiers alike. An ideal addition to any buy-to-let portfolio, this property offers an established rental income from day one and the benefit of a reliable, long-term tenant already in place. Early viewing is recommended to fully appreciate the investment potential on offer.

Entrance Hall

Entering the property reveals a radiator and wooden flooring.

Lounge

9' 5" x 10' 3" (2.88m x 3.13m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor.

Dining Room

13' 8" x 9' 11" (4.17m x 3.01m)

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

Kitchen

12' 3" x 7' 10" (3.73m x 2.40m)

The kitchen has a window and door to the side elevation and a range of fitted units with a one and a half sink and drainer, electric oven and gas hob and a cupboard which has the boiler inside and plumbing for a washing machine.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

9' 5" x 13' 9" (2.88m x 4.20m)

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

Bedroom Two

10' 1" x 6' 11" (3.07m x 2.11m)

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

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower over.

Outside

There are small low maintenance gardens to the front and rear,.

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

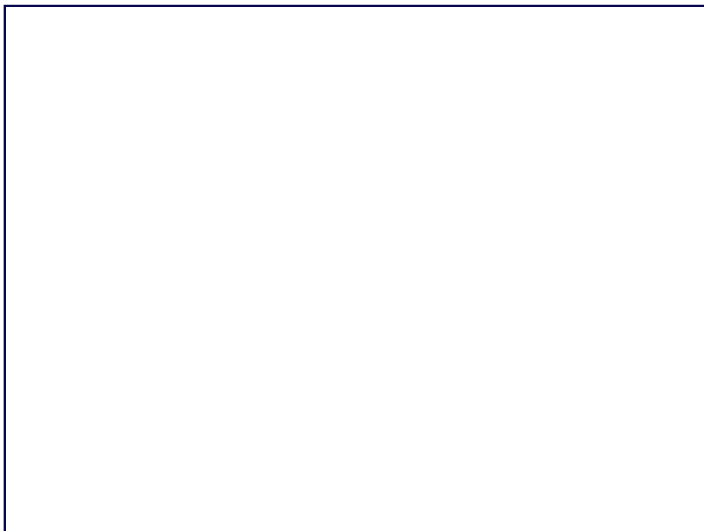
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

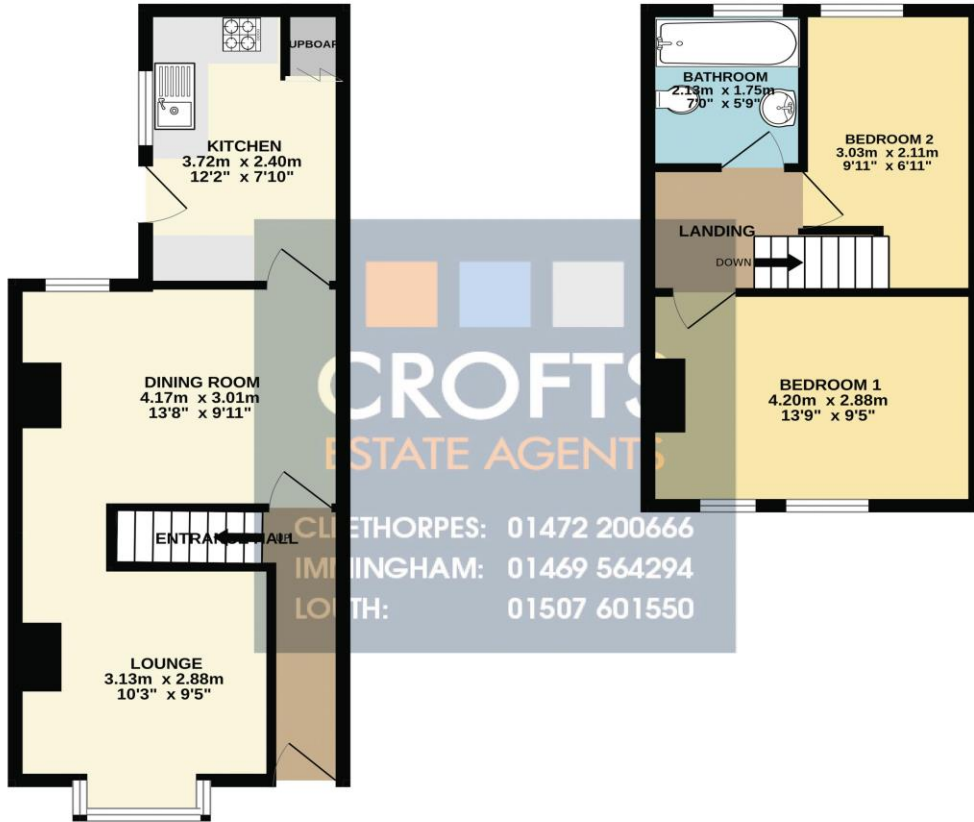
Property Management

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
35.5 sq.m. (382 sq.ft.) approx.

1ST FLOOR
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA: 61.8 sq.m. (666 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

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