



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Columbia Road

Grimsby
DN32 8EE

Offers in the Region Of
£120,000

Superbly presented three bedroom mid terrace house which was immaculately refurbished from top to bottom even including new roof less than two years ago. Briefly comprising entrance hall, lounge, sitting room, kitchen breakfast room, utility room, cloakroom, stairs and landing, two double bedrooms, one single bedroom and first floor family bathroom, there cannot be a finer example of a refurbished terrace in its proximity. Outside the property it also boasts well presented frontage with neat lawn rear gardens with patio area. A fantastic first or second time buy or buy to let investment with rents coming in at £700 PCM for properties in this area of this quality.

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



Entrance hall

13' 7" x 3' 0" (4.13m x 0.91m)

With white decor, wood laminate floor, uPVC frosted front door, ceiling light and radiator

Lounge

10' 2" x 10' 3" (3.10m x 3.12m)

The lounge has grey carpet, white decor to coving, uPVC bay window, radiator, ceiling light and a cream granite fireplace.

Sitting room

11' 2" x 13' 9" (3.40m x 4.18m)

Open plan to the lounge the dining/sitting room has open fireplace with wood mantle, grey carpet, white decor to coving, radiator, uPVC window and ceiling light.

Kitchen diner

16' 5" x 8' 3" (5.00m x 2.51m)

With cream wall and base units to one side with wood work tops over and cream metro tiled splash backs. The kitchen has integral gas hob and extractor over, oven grill and space for tall fridge freezer and dishwasher. The room has wood laminate flooring, grey decor, uPVC window, stainless steel sink drainer and space for table and chairs.

Utility room

5' 8" x 4' 9" (1.73m x 1.45m)

With space and plumbing for under counter washing machine and dryer, white decor, wood laminate flooring, uPVC frosted door, uPVC window and ceiling light.

Cloakroom

5' 9" x 2' 9" (1.74m x 0.83m)

The cloakroom has white WC and sink combination unit with white decor and wood laminate, uPVC frosted window and ceiling light.

Stairs and landing

With grey carpet, white decor, ceiling light and loft access.

Bedroom One

10' 2" x 14' 0" (3.11m x 4.26m)

The main bedroom has white decor, grey carpet, radiator, uPVC window and pendant light.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

The second double room has white decor, grey carpet, uPVC window, radiator and pendant light.

Bedroom Three

9' 9" x 8' 4" (2.98m x 2.55m)

Having grey carpet, white decor, uPVC window, radiator and pendant light.

Family bathroom

6' 1" x 5' 4" (1.86m x 1.62m)

Three piece white suite, vanity sink, shower over bath with glass shower screen, fully tiled grey walls and floor, down lights, chrome towel radiator and frosted uPVC window.

Front garden

The front garden is laid to slab with walls to all sides, timber gate and blue slate border.

Rear garden

With slab path and patio to the back of the house leading to grass with stepping stone path to gravel area at the bottom of the garden with timber gated access to the rear alleyway. The boundaries are timber fencing and brick walls.

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.

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.

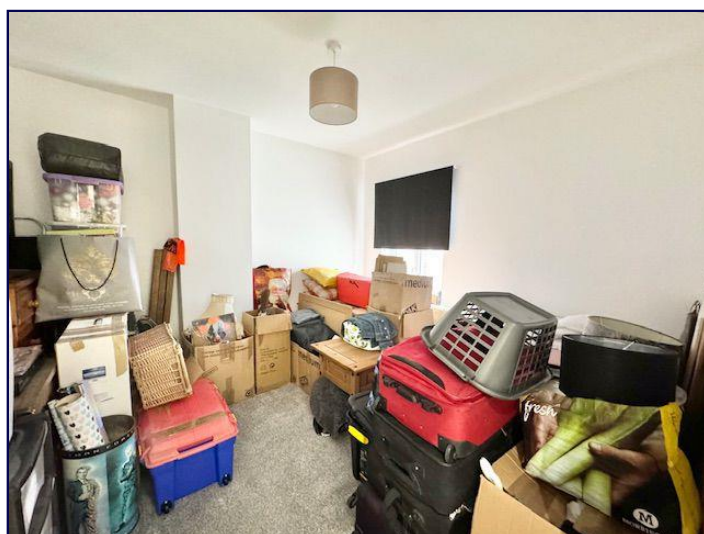
Property Management

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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
47.1 sq.m. (506 sq.ft.) approx.

1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.

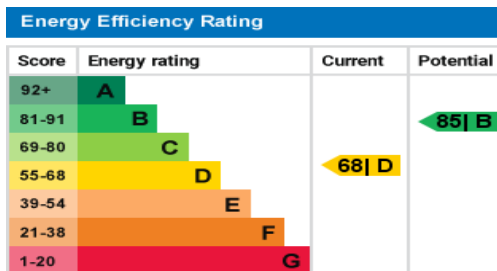


CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 88.8 sq.m. (956 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.
Made with Metropix ©2024



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.