



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Farebrother Street

Grimsby  
DN32 0JU

Auction Guide Price £60,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this end of terrace which is divided into a ground floor retail unit currently rented out for £200pcm and used as storage and a first floor flat located near to a Grimsby town centre. Ideal for an investor this property comes with viewing highly highly advised and viewings are available straight away. Nearby there are a wide variety of local amenities and internal viewing will reveal to the flat the entrance hall, lounge, kitchen, dining room, two bedrooms and the bathroom. The property also benefits from uPVC double glazing and gas central heating.

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 :

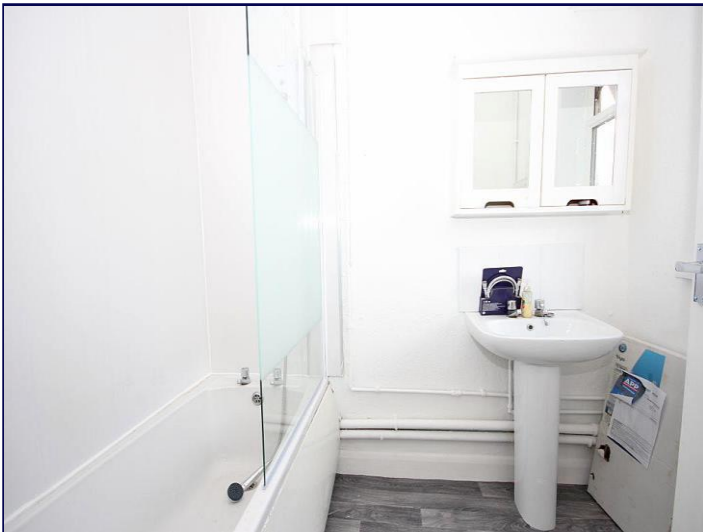
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#### **Shop**

Secure metal shutters open to reveal the shop which is divided into three rooms.

#### **Entrance Hall**

Entering into the property reveals a radiator, a carpeted floor, access to the loft and a storage cupboard.

#### **Lounge**

12' 2" x 10' 6" (3.72m x 3.19m)

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

#### **Kitchen**

12' 2" x 5' 5" (3.72m x 1.66m)

The kitchen has a window to the front elevation, vinyl flooring and a fitted kitchen in a high gloss finish. There is a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

#### **Dining Room**

12' 2" x 8' 0" (3.72m x 2.44m)

The dining room has a radiator and a carpeted floor.

#### **Bedroom One**

12' 4" x 8' 11" (3.76m x 2.73m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

#### **Bedroom Two**

11' 3" x 7' 7" (3.43m x 2.30m)

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

#### **Bathroom**

7' 3" x 5' 7" (2.21m x 1.70m)

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



**Tenure**

Believed to be Leasehold, 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

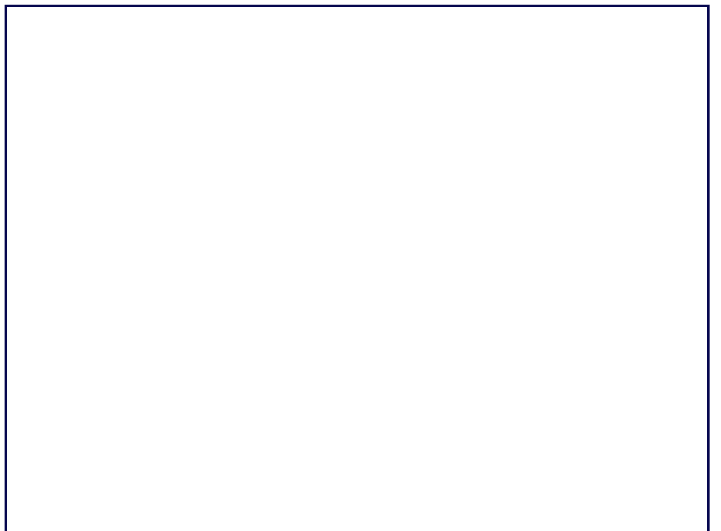
**Property Management**

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**

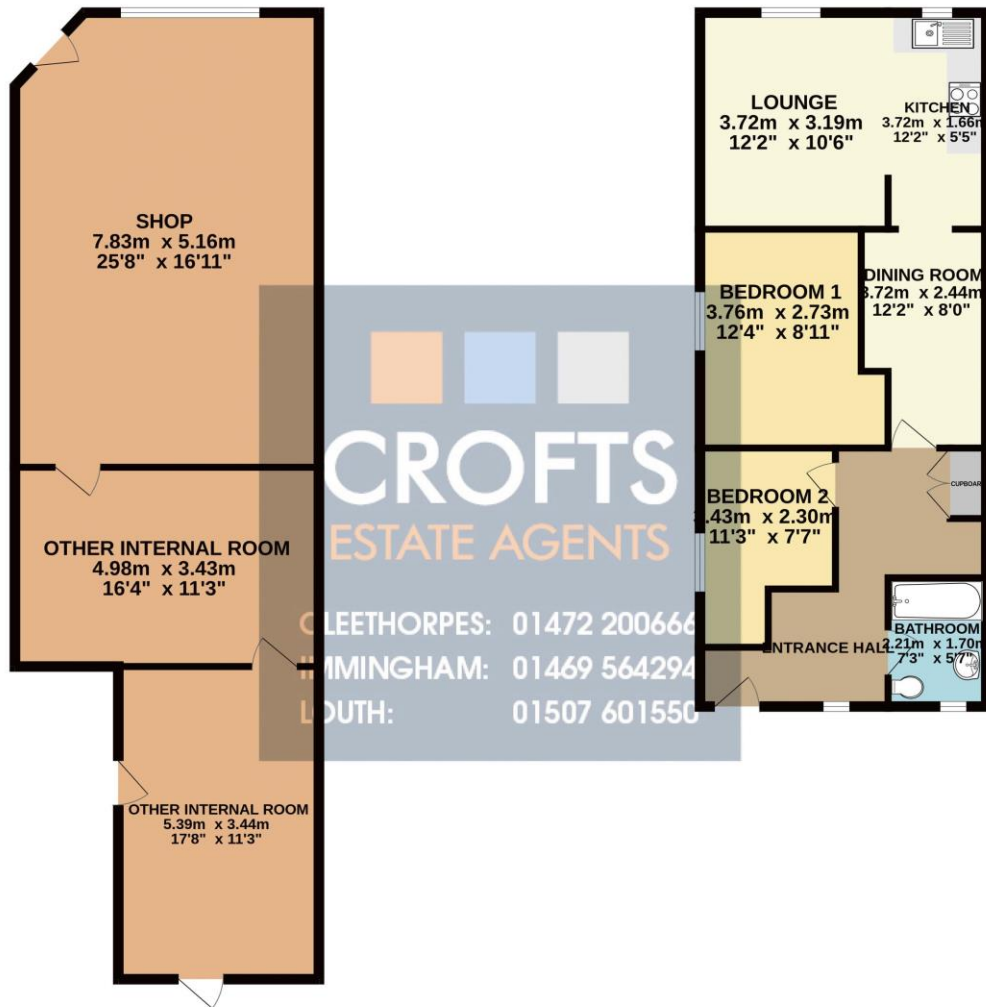
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



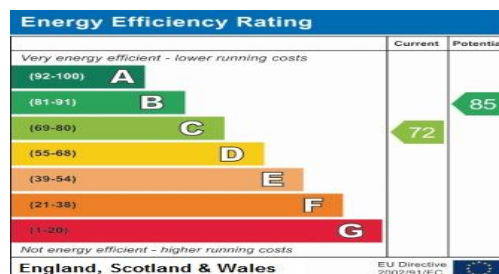
BASEMENT  
75.7 sq.m. (815 sq.ft.) approx.

GROUND FLOOR  
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 133.8 sq.m. (1440 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 6/2023



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