



# CROFTS ESTATE AGENTS

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



## Malvern Avenue

Grimsby  
DN33 1EQ

Offers in the Region Of  
£148,500

Crofts estate agents are delighted to offer for sale this extended semi detached bungalow which is located within the popular town of Grimsby. Ideal for someone looking to downsize, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and internal viewing will reveal the entrance hall, lounge, dining room which opens into the kitchen, utility room, two double bedrooms and the shower room. Externally there are low maintenance gardens to the front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating. The property also has solar panels which provide free daytime electricity.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

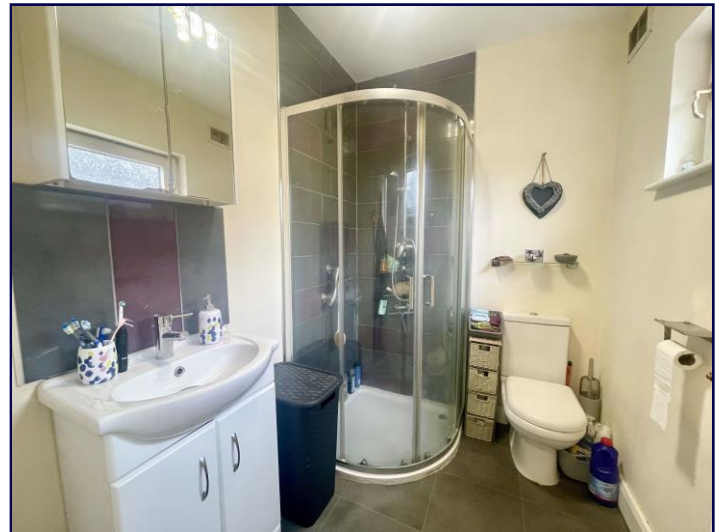
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#### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

#### Lounge

13' 2" x 11' 1" (4.02m x 3.38m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

#### Dining area

10' 5" x 9' 10" (3.17m x 2.99m)

The dining area has coving to the ceiling, a radiator and a carpeted floor.

#### Kitchen

10' 0" x 9' 4" (3.06m x 2.85m)

The kitchen has dual aspect windows to the side and rear elevation, door to the rear, coving to the ceiling, a radiator and laminate flooring.

#### Utility room

9' 11" x 6' 7" (3.03m x 2.00m)

The utility room has a window to the rear elevation, a carpeted floor, plumbing for a washing machine and fitted units.

#### Bedroom One

13' 2" x 10' 6" (4.01m x 3.19m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

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

#### Shower Room

6' 11" x 5' 6" (2.12m x 1.67m)

The shower room has an opaque window to the side elevation, a heated towel rail, vinyl flooring and a white suite with a WC, vanity basin and a shower cubicle with a mains shower.

#### Outside

With delightful low maintenance gardens to the front and rear and off road parking to the front. There is a good sized decked area to the rear ideal for alfresco dining.

**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 B: 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.

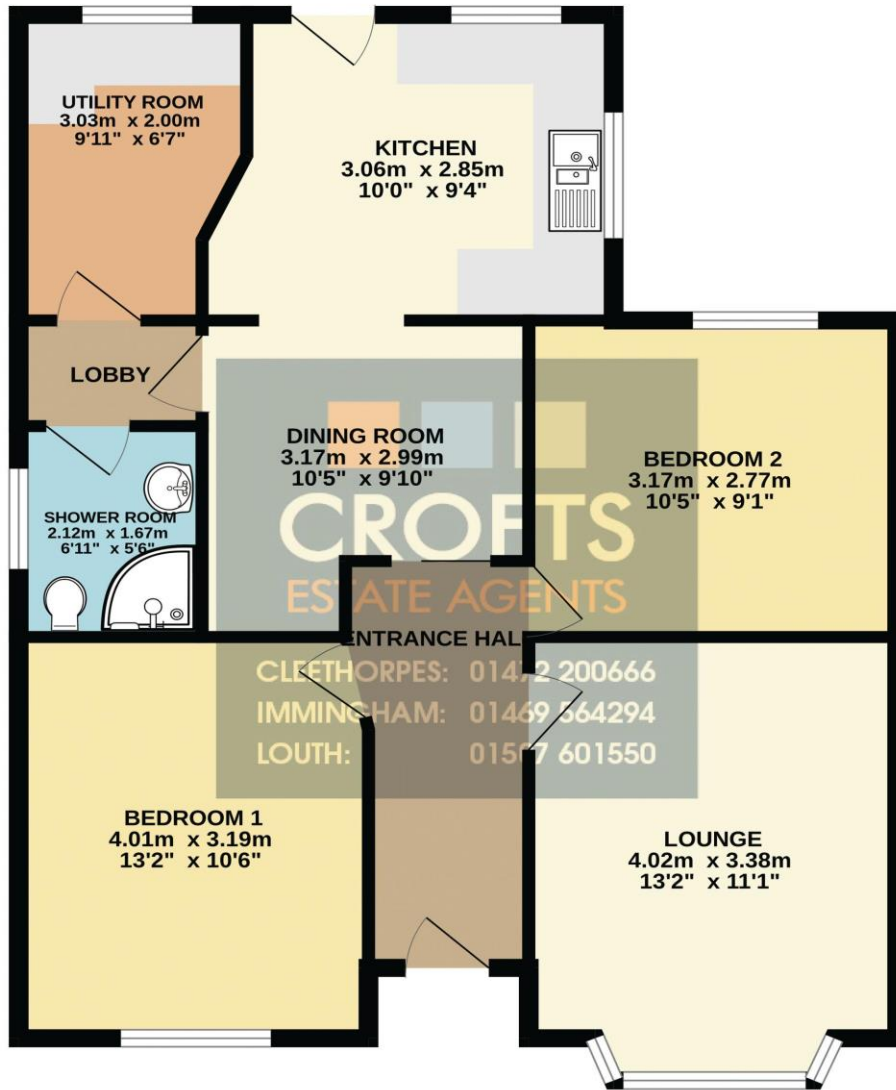
**Mortgage and Financial Advice**

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.*



GROUND FLOOR  
73.8 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA : 73.8 sq.m. (795 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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