



CROFTS ESTATE AGENTS

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



Hainton Avenue

Grimsby
DN32 9LJ

Offers in the Region Of
£120,000

Crofts estate agents are delighted to offer for sale this mid terrace property located within the town of Grimsby. The property is a fully licensed House of Multiple Occupancy and has been trading as for many years, currently fully let with five bedrooms and subject to the professional management by the owners is generally always fully let. Nearby there are many local amenities and also the town centre is nearby. Internal viewing will reveal the entrance hall, two bedrooms, a shower room, communal room and kitchen to the ground floor with three bedrooms and the bathroom to the first floor. There are also gardens to the front and rear with a generous garden to the rear and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a tiled floor.

Bedroom One

14' 0" x 13' 11" (4.27m x 4.24m)

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

Bedroom Two

12' 10" x 11' 11" (3.91m x 3.64m)

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

Shower Room

4' 2" x 6' 9" (1.26m x 2.07m)

The shower room has an opaque window to the side elevation, tiled wall and floor, a heated towel rail, WC, basin and a shower cubicle with an electric shower.

Dining Room/Lounge

13' 2" x 10' 2" (4.01m x 3.11m)

With a bay window to the side elevation, a radiator and a tiled floor.

Kitchen

9' 9" x 10' 2" (2.97m x 3.09m)

The kitchen has a window and door to the side elevation, a tiled floor and a range of fitted units with a sink and drainer, gas hob and electric oven.

Store

Off the kitchen, a good space to store things or scope to improve.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom Three

14' 2" x 11' 8" (4.31m x 3.56m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Four

12' 10" x 11' 9" (3.92m x 3.58m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Five

22' 1" x 10' 3" (6.73m x 3.12m)

Bedroom five has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor.

Bathroom

5' 7" x 6' 11" (1.70m x 2.12m)

The bathroom has an opaque window to the side elevation, tiled walls and floor, a radiator and a white suite with a WC, basin and a bath.

Outside

There are gardens to the front and rear with the rear garden being a very generous size.

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.

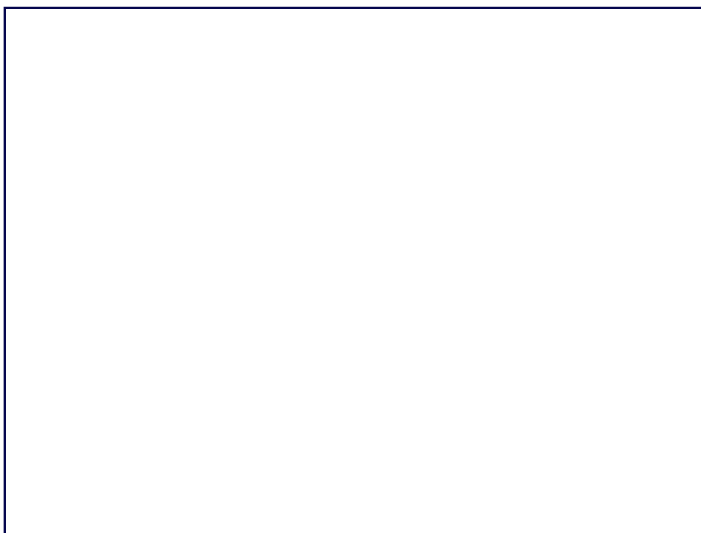
Property Management

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
81.2 sq.m. (874 sq.ft.) approx.

1ST FLOOR
72.4 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA : 153.6 sq.m. (1653 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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