



# CROFTS ESTATE AGENTS

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



## Enfield Avenue

New Waltham  
DN36 4RD

£164,950

Offered for sale with no forward chain on the vendors side, we are pleased to be able to offer to the market this three bedroom semi-detached dormer bungalow found within this popular location. Although the property would benefit from some redecoration and modernisation, the property does benefit from gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, through lounge / dining room, conservatory, kitchen, shower room and two bedrooms to the ground floor. To the first you find another good sized double bedroom. Front and rear gardens with the front being block paved allowing for ample off road parking or standing for a caravan or similar.

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**Entrance Hallway**

Composite entrance door to the front elevation. Coving to the ceiling and dado rail to the walls. Central heating radiator.

**Lounge**

13' 5" x 10' 11" (4.097m x 3.317m)  
uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Electric fire and surround. Opening to the dining area.

**Dining Area**

10' 5" x 9' 10" (3.184m x 2.994m)  
Staircase to the first floor. Coving to the ceiling. Central heating radiator. uPVC French doors through to the conservatory.

**Conservatory**

10' 5" x 14' 1" (3.185m x 4.301m)  
uPVC double glazed conservatory with French doors to the side elevation leading out to the garden. Central heating radiator.

**Kitchen**

10' 6" x 9' 7" (3.201m x 2.920m)  
uPVC double glazed windows to the rear and side elevations. Entry door leading out to the garden. Wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Electric cooker point. Plumbing for a washing machine. Ideal gas boiler.

**Shower Room**

5' 7" x 6' 7" (1.691m x 2.019m)  
uPVC double glazed window to the rear elevation. Equipped with a pedestal wash hand basin, low level w.c and corner shower cubicle with electric shower. Tiling to the walls. Central heating radiator.

**Bedroom One**

10' 11" x 11' 1" (3.319m x 3.380m)  
uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

**Bedroom Two**

6' 8" x 11' 2" (2.044m x 3.392m)  
uPVC double glazed window to the side elevation. Central heating radiator, Fitted cupboard and drawer.

**First Floor Landing**

Access to the first floor bedroom.

**Bedroom Three**

12' 8" x 10' 4" min (3.873m x 3.149m)  
uPVC double glazed window. Central heating radiator.



### Outside

The property benefits from low maintenance front and rear gardens, with the front being block paved and creating ample off road parking with even possible standing for a caravan or similar. The rear enjoys a reasonable degree of privacy and has a detached garage.

### 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

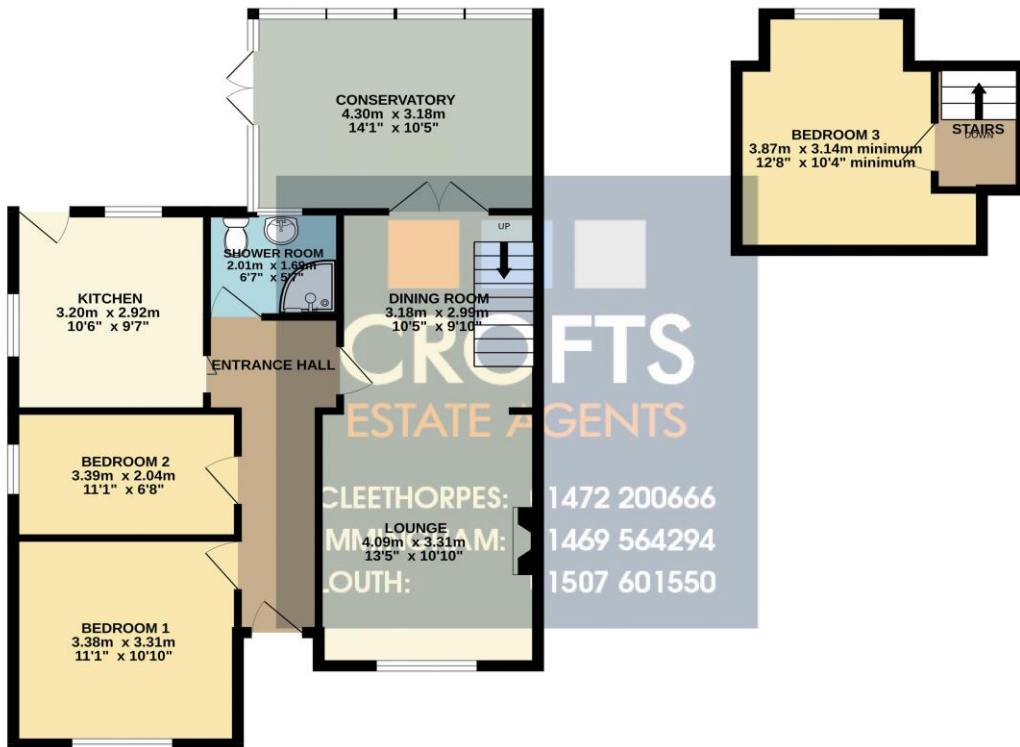
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
74.7 sq.m. (805 sq.ft.) approx.

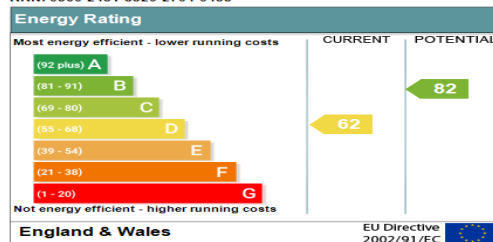
1ST FLOOR  
14.0 sq.m. (150 sq.ft.) approx.



TOTAL FLOOR AREA: 88.7 sq.m. (955 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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Address: 45 Enfield Avenue, New Waltham, GRIMSBY, DN36 4RD  
RRN: 0360-2451-8320-2704-0435



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