



# CROFTS ESTATE AGENTS

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



## Haven Avenue

Grimsby  
DN31 2PB

£49,950

Creating an ideal investment or first time property purchase and offered for sale with no forward chain on the vendors side, we are pleased to offer to the market this two bedroom and box room mid terrace property. Requiring a degree of refurbishment throughout the property does benefit from gas central heating and uPVC double glazing, with the accommodation briefly comprising entrance hallway, lounge, dining room, kitchen, lobby and cloakroom to the ground floor. To the first floor there is a bathroom and two double bedrooms along with a box room. Rear garden.

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#### Entrance Hallway

Entry door to the front elevation. Dado rail and plate rack to the walls. Staircase leading to the first floor.

#### Lounge

11' 3" x 10' 6" (3.420m x 3.198m)

uPVC double glazed window to the front elevation. Central heating radiator. Living flame gas fire with surround (not tested). Borrowed light windows to the rear and side aspects.

#### Dining Room

14' 5" x 13' 11" (4.391m x 4.247m) max

uPVC double glazed door to the rear elevation. Central heating radiator. Dado rail and plate rack to the walls.

#### Kitchen

13' 0" x 7' 11" (3.962m x 2.408m)

uPVC double glazed window to the side elevation and offering a range of wall and base units with work surfacing over with inset stainless steel sink and drainer. Plumbing for a washing machine. Central heating radiator.

#### Lobby

uPVC double glazed door to the rear leading into a lean to and door to w.c.

#### W.C

uPVC double glazed window to the side and fitted with a w.c.

#### First Floor Landing

Loft access to the ceiling.

#### Bedroom One

11' 3" x 13' 11" (3.432m x 4.235m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

#### Bedroom Two

11' 3" x 10' 9" (3.438m x 3.264m)

uPVC double glazed window to the rear elevation. Central heating radiator. Airing cupboard.

#### Box Room

5' 4" x 4' 5" (1.638m x 1.357m)

uPVC double glazed window to the side. Wall mounted Worcester boiler.

#### Shower Room

6' 10" x 7' 11" (2.091m x 2.421m)

Equipped with a pedestal wash hand basin, w.c and corner shower. Central heating radiator. Storage cupboard. uPVC double glazed window to the rear elevation.

**Outside**

Garden to the rear.

**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](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**

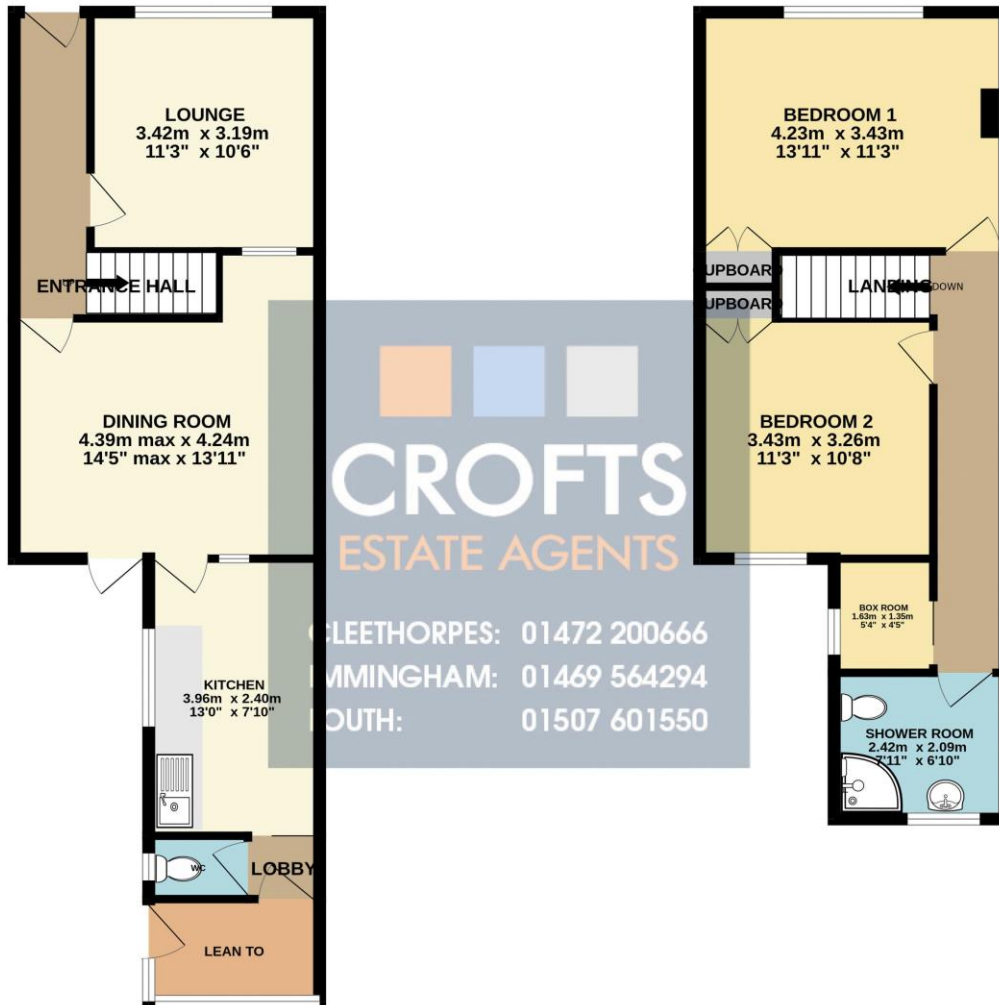
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
48.2 sq.m. (519 sq.ft.) approx.

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 90.0 sq.m. (969 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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