



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



23 Tunnard Street
Grimsby
DN32 7LS

Offers in the Region Of
£70,000

Crofts Estate Agents are pleased to offer to the market this very nicely presented three bedroom mid terrace with NO FORWARD CHAIN. The property makes an ideal investment property for a landlord to add to their portfolio with rents coming in at approximately £550 for this type of property in this condition or as a first time buyer looking to step onto the property ladder. The property briefly comprises entrance porch, dining room, lounge, kitchen, ground floor bathroom to the ground floor with three good sized bedrooms to the first floor. The property also has really good sized rear garden and is situated close to parks, schools, amenities and transport links.

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 :

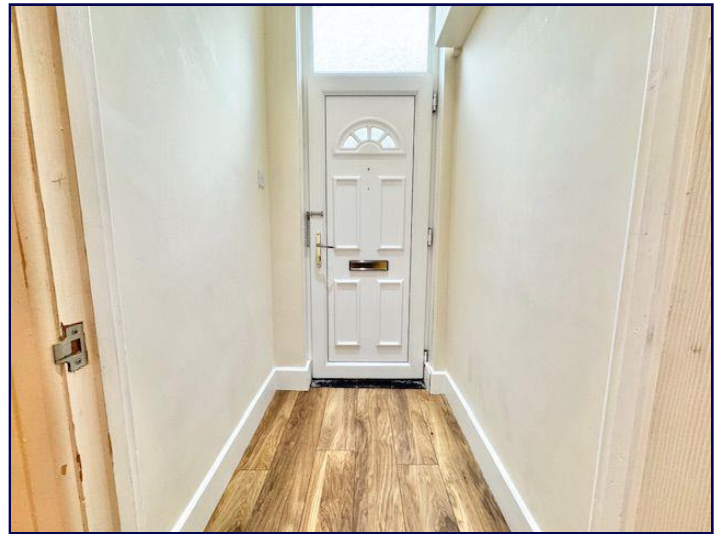
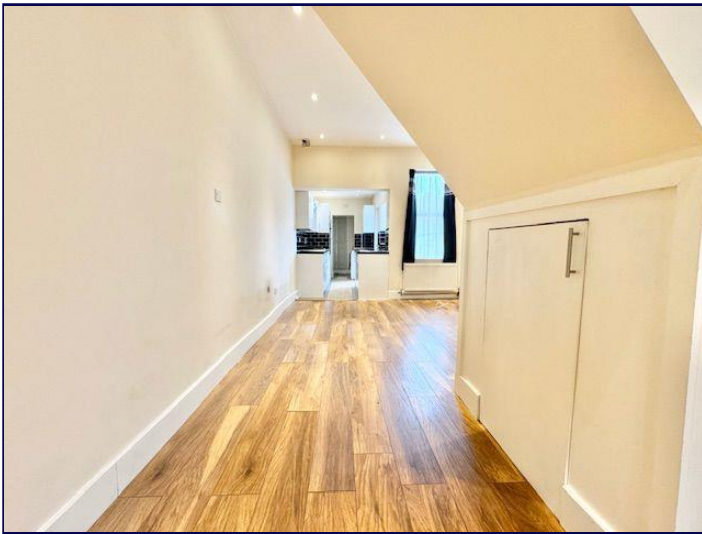
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Porch

Small porch with neutral decor, wood laminate flooring, uPVC frosted door to the front and down light.

Dining room

10' 11" x 10' 7" (3.32m x 3.23m)

With neutral cream decor, wood laminate flooring, uPVC window to the front, down lights, two built in storage cupboards and radiator. This room is open plan to the lounge.

Lounge

13' 9" x 10' 7" (4.18m x 3.23m)

Open plan to both the kitchen and the dining room the lounge has a continuation of the cream decor and wood laminate floor, uPVC window to the back, down lights and radiator.

Kitchen

10' 10" x 7' 4" (3.30m x 2.24m)

A well fitted white kitchen has black work tops and sink drainer over plus black splash back tiling. The room has fitted double oven, five ring gas hob with contemporary extractor over, space for washing machine and tall fridge freezer, grey tiled floor, uPVC frosted door to the rear garden and cream decor.

Bathroom

6' 7" x 6' 7" (2.00m x 2.00m)

The bathroom has white three piece bathroom suite with shower over bath and bi-folding glass screen. The room has cream splash back tiling and decor, grey wood effect vinyl floor, chrome towel radiator and frosted uPVC window to the side.

Bedroom One

10' 7" x 10' 9" (3.23m x 3.28m)

The largest bedroom has grey carpet, cream decor, pendant light, radiator, uPVC window to the front and storage cupboard.

Bedroom Two

10' 7" x 7' 11" (3.23m x 2.42m)

The second bedroom is again fitted with new grey carpets and has a neutral colour cream to the walls. Is double in size and only slightly smaller than the master bedroom. The room has uPVC window to the rear, pendant light and radiator.

Bedroom Three

10' 8" x 6' 7" (3.26m x 2.00m)

The 3rd bedroom is at the back of the house with a slightly slanted roof but still boats enough room for a single bedroom. The room has new grey fitted carpets, neutral cream walls with a uPVC window looking out onto the rear garden, radiator and pendant light.

Rear garden

The rear garden has concrete patio area to the back of the house with concrete path to timber gate. The garden is laid to lawn with fence to all sides.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

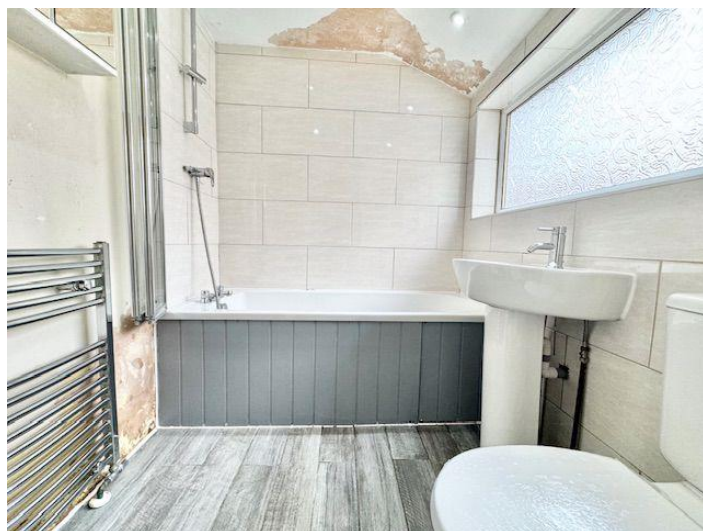
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

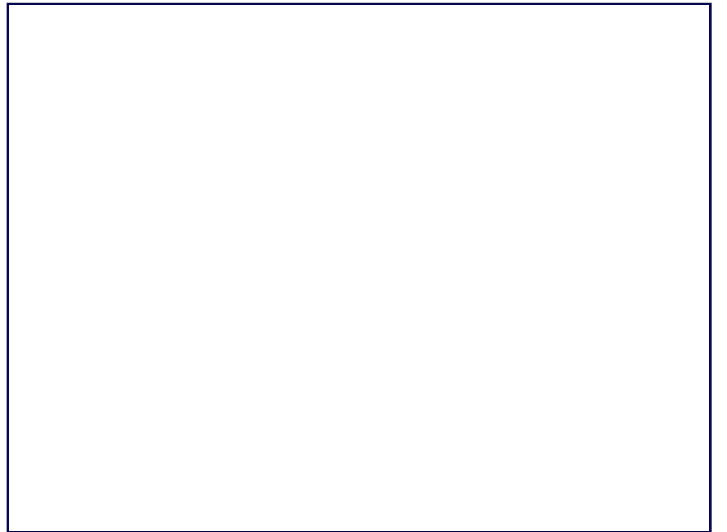
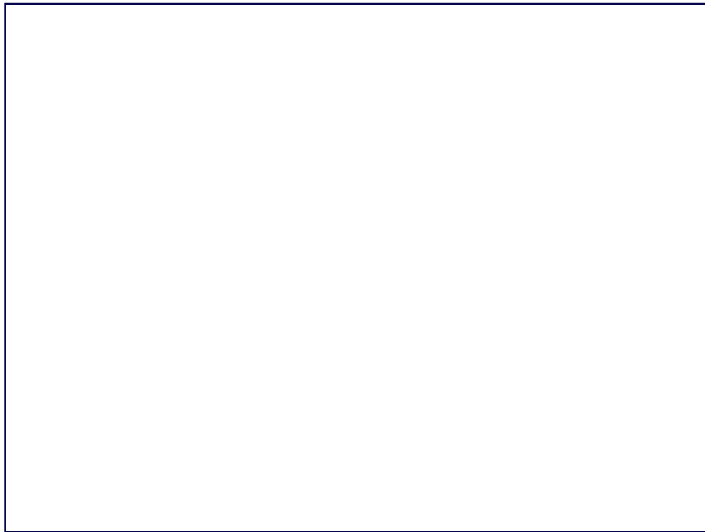
Viewings

Please contact the relevant marketing office and 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

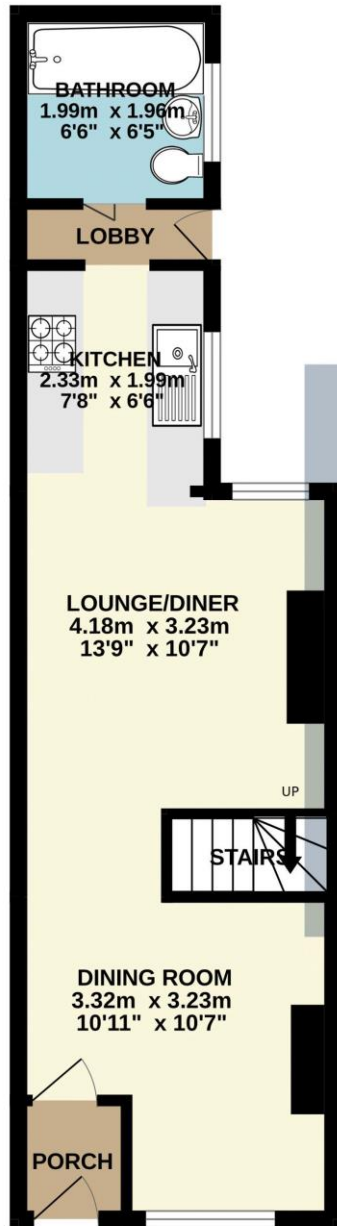




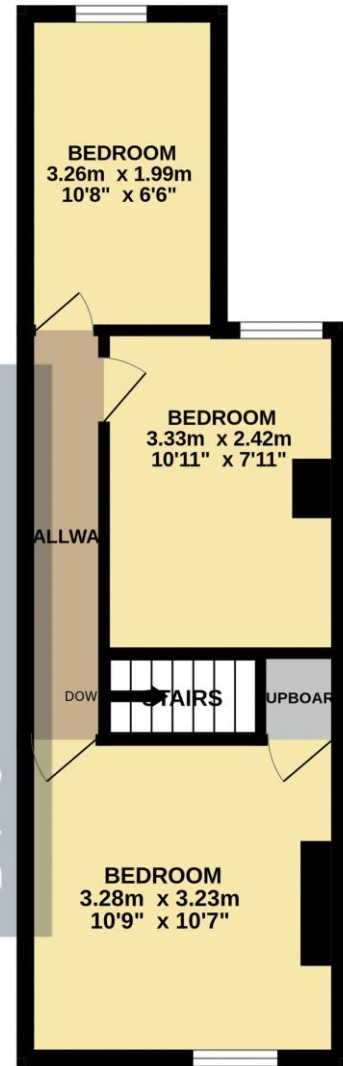
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
33.1 sq.m. (356 sq.ft.) approx.



1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

approx.
measured here, measurements
accuracy is taken for any error,
to be used as such by any
interested party and no guarantee