



CROFTS ESTATE AGENTS

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



Durban Road

Grimsby
DN32 8AY

Offers in the Region Of
£99,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property located within a popular residential area within the town of Grimsby. Ideal for a young family with spacious living throughout, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools nearby. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, WC, three bedrooms and the bathroom. There are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the entrance porch into the hall reveals a radiator and vinyl flooring.

Lounge/Diner

24' 5" x 11' 1" (7.43m x 3.37m)

The lounge-diner has a bay window to the front elevation, a window to the rear, coving to the ceiling, three radiators and laminate flooring.

Kitchen

27' 0" x 9' 2" (8.24m x 2.79m)

The kitchen has two windows to the side elevation, a door to the rear and also a small WC. There are also a range of fitted units with a twin drainer and sink and plumbing for both a washing machine and dish washer.

First Floor Landing

The first floor landing has access to the loft and vinyl flooring.

Bedroom One

11' 11" x 14' 11" (3.64m x 4.54m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and vinyl flooring. There is also built in storage.

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.96m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted flooring. There is also built in storage.

Bedroom Three

10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom three has a window to the rear elevation, a radiator and vinyl flooring.

Bathroom

12' 10" x 6' 7" (3.92m x 2.00m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin, bath and shower cubicle with a mains shower.

Outside

There are low maintenance gardens to the front and 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

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.

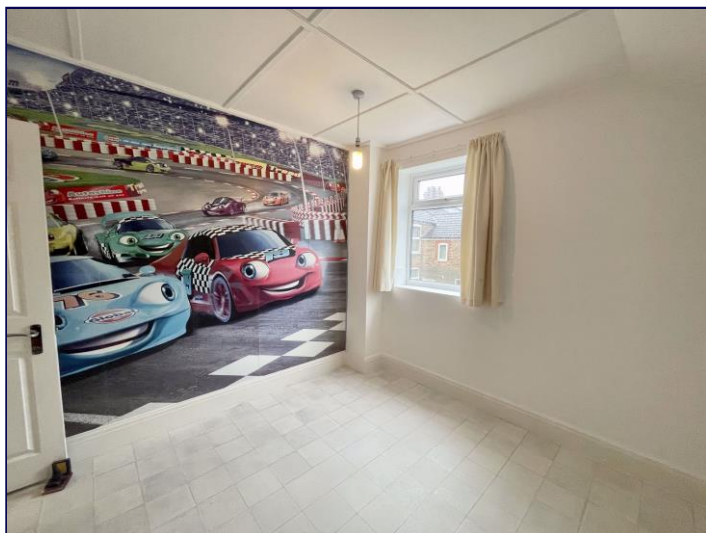
Property Management

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

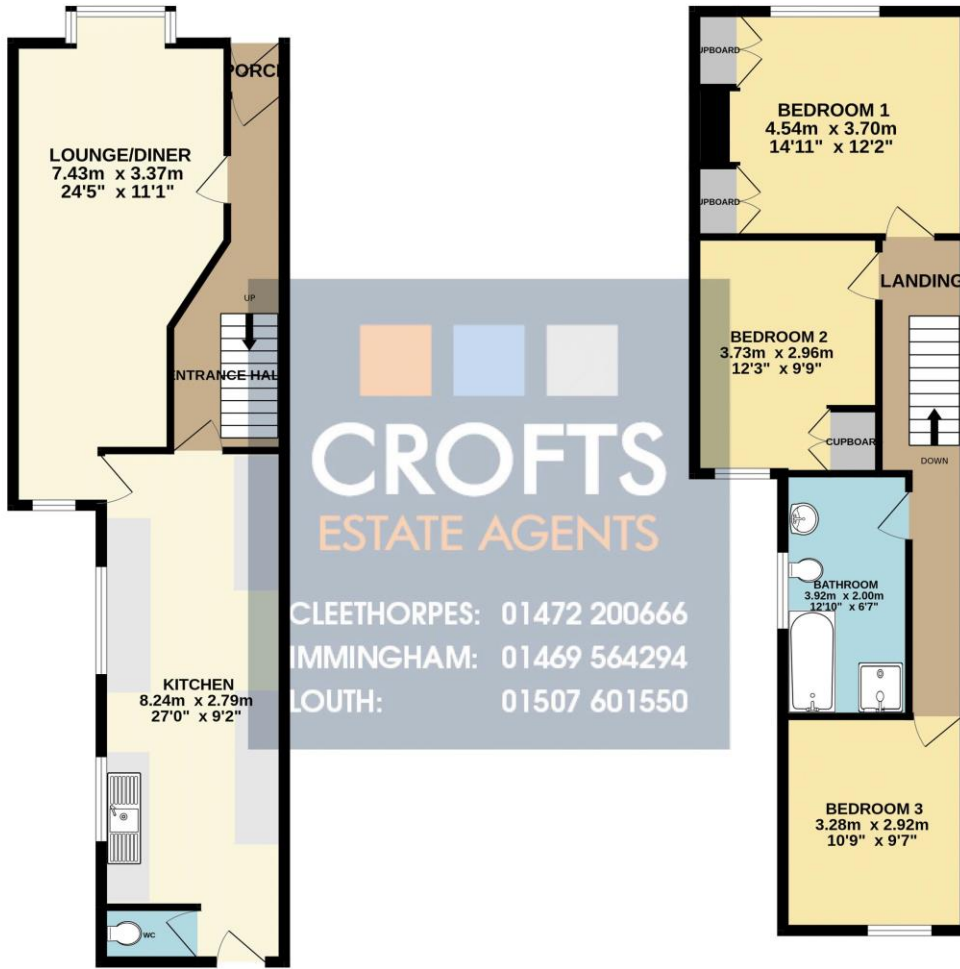
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
53.7 sq.m. (578 sq.ft.) approx.

1ST FLOOR
52.3 sq.m. (563 sq.ft.) approx.



TOTAL FLOOR AREA: 106.0 sq.m. (1141 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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