



# CROFTS ESTATE AGENTS

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



## Buller Street

Grimsby  
DN32 8BL

Offers in the Region Of  
£77,500

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property which is located within close proximity to Grimsby town centre. Ideal for a first time buyer or buy to let investor, this property is expected to be popular. With a wide selection of local amenities and schools nearby there are also good road and bus links. Internal viewing will reveal the lounge-diner, kitchen, three double bedrooms and the bathroom. There are also low maintenance gardens and the property also benefits from uPVC double glazing and gas central heating.

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#### **Entrance Hall**

Through the entrance porch reveals the hall with laminate flooring.

#### **Lounge/Diner**

23' 9" x 14' 1" (7.25m x at widest 4.28m)

The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and laminate flooring.

#### **Kitchen**

15' 7" x 9' 7" (4.74m x 2.93m)

The kitchen has a window to the side elevation, French doors to the rear, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, an electric oven, gas hob and plumbing for both a washing machine and dishwasher.

#### **First Floor Landing**

The first floor landing has access to the loft and a carpeted floor.

#### **Bedroom One**

11' 4" x 14' 1" (3.46m x 4.29m)

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

#### **Bedroom Two**

12' 2" x 8' 6" (3.70m x 2.59m)

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

#### **Bedroom Three**

9' 8" x 9' 9" (2.95m x 2.97m)

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

#### **Bathroom**

5' 3" x 6' 11" (1.60m x 2.10m)

The bathroom has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a bath with glass screen and mains shower.

#### **Outside**

With 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](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**

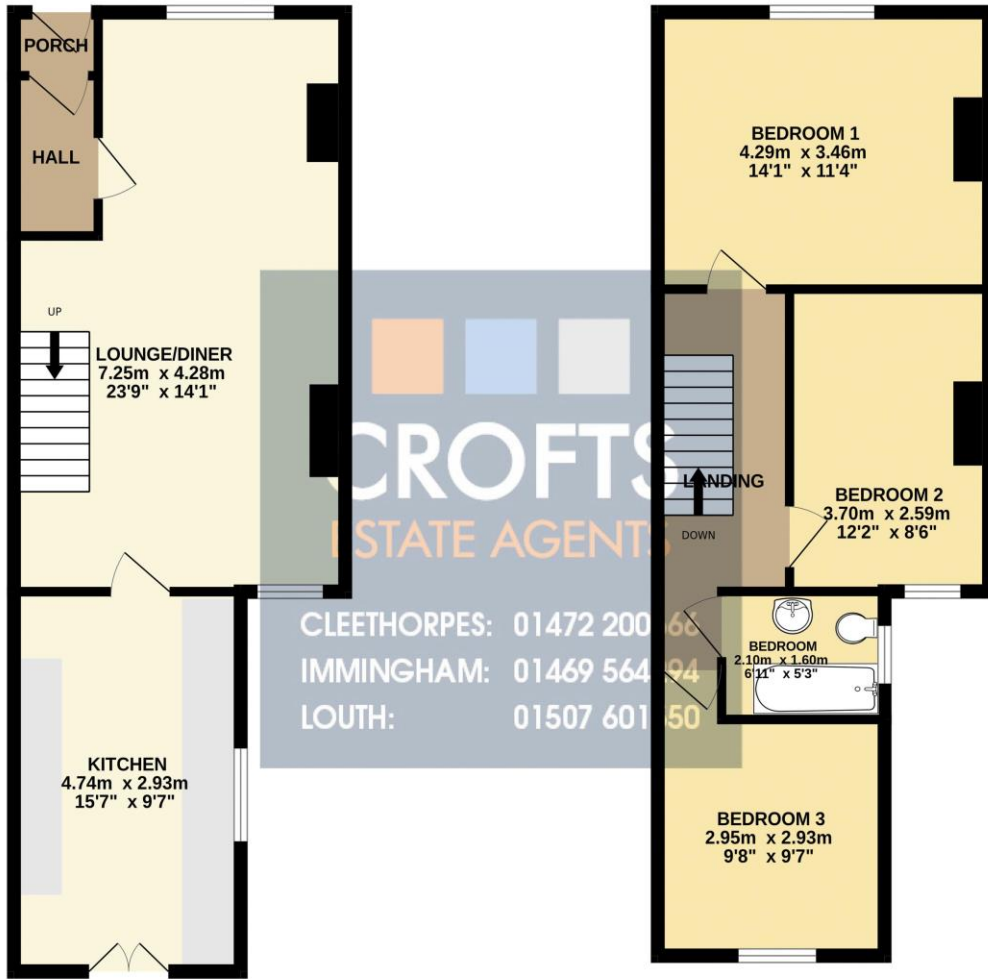
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
44.2 sq.m. (475 sq.ft.) approx.

1ST FLOOR  
43.6 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA: 87.8 sq.m. (945 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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