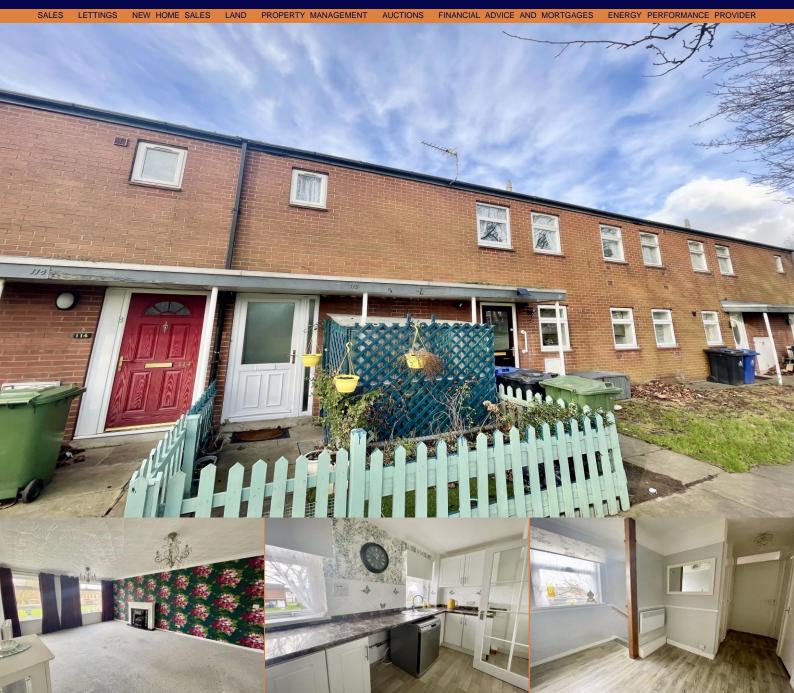
PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Convamore Road

Grimsby DN32 9EB

Offers in the Region Of £57,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious first floor flat which is located within close proximity to Grimsby town centre. Ideal for someone looking to downsize, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and internal viewing will reveal the entrance door with stairs to the first floor, lounge-diner, kitchen, two double bedrooms and the bathroom. There is also a front garden and the property also benefits from uPVC double glazing and electric heating.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH: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

Entering the property reveals stairs to the first floor.

Hall

With a window to the front elevation, a wall mounted heater, vinyl flooring and FOUR storage cupboards.

Lounge/Diner

17' $0'' \times 11' 10'' (5.18m \times 3.61m)$ The lounge-diner has two windows to the rear elevation, a wall mounted heater, a carpeted floor and a feature fire place.

Kitchen

6' 4" x 11' 9" (1.93m x 3.58m)

The kitchen has two windows to the front elevation, vinyl flooring and a range of fitted units with a sink and drainer with plumbing for both a dish washer and washing machine.

Bedroom One

10' 7" x 11' 2" (3.23m x 3.41m) Bedroom one has a window to the rear elevation, a wall mounted heated, a carpeted floor and a built in cupboard.

Bedroom Two

13' 11" x 5' 11" (4.24m x 1.80m) Bedroom two has window to the rear elevation, a wall mounted heater and a carpeted floor.

Bathroom

9' 6" x 4' 11" (2.90m x 1.50m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and laminate flooring. There is also a white suite with a WC, basin, fitted storage and a P shaped bath with a glass screen.

Outside

With a tidy and compact front garden space accessed through a gate.

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Tenure

Believed to be Leasehold, 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 websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.







TOTAL FLOOR AREA: 62.6 sg.m. (674 sg.ft) approx. While every altering has been made to ensure the accuracy of the foorpian costailed bree, measurements of doors, weddow, taken for any error, mission or mis-statement. This plan is for illustrative purposes only and houdd be used as such by any prospective purchaser. The services, systems and appliances show have not been. Itseld and no guarantee as to their operativity of efficiency can be given.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of fenure, given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to made their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are taken from wall to well on the restrict on purchase stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance will subter to any other use but guidance. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including certain any other use but guidance will be relied upon. Neasurements are taken from wall to well to envice for the envices including certain be subted will be relieved to the services including certain expression and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnisgs and contents are not included within this sale.