



# CROFTS ESTATE AGENTS

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



## 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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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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" x 11' 10" (5.18m x 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 heater, 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.

**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 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.

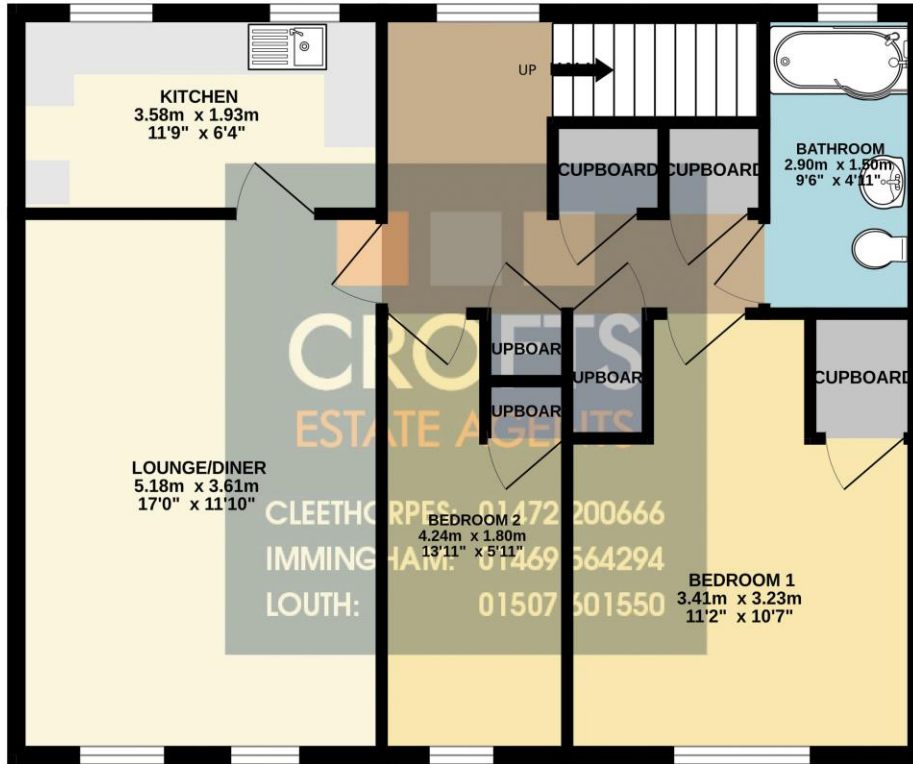
**Mortgage and Financial Advice**

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  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 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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