



CROFTS ESTATE AGENTS

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



Elsenham Road

Grimsby
DN31 2QS

****Attention Investors**** We are please to offer for sale this three bedroom mid terrace property which has undergone a refurbishment and offers great potential for todays landlord. Offering partial double glazing and gas central heating, The property in question briefly comprises entrance hallway, open plan lounge dining room, kitchen, sunroom, landing, bathroom and three bedrooms. Front and rear gardens. Viewing is highly advised.

Offers in Excess of £55,000

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Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator.

Lounge

11' 0" x 10' 6" (3.360m x 3.189m)

uPVC double glazed window to the front elevation. Central heating radiator. Opens through to the dining room.

Dining Room

12' 2" x 13' 10" (3.719m x 4.216m)

uPVC double glazed window to the rear elevation. Central heating radiator. Staircase leading to the first floor accommodation.

Kitchen

10' 8" x 8' 7" (3.262m x 2.619m)

The kitchen offers a range of newly installed base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob. Plumbing for an automatic washing machine. uPVC double glazed window to the side elevation. Sliding patio doors to the rear opening to the sun room. Tiled flooring.

Sun Room

7' 10" x 8' 6" (2.400m x 2.582m)

With central heating radiator and having tiled flooring. uPVC double glazed French doors and window to the side elevation. Single glazed window to the rear elevation.

First Floor Landing

Loft access to the ceiling.

Bedroom One

11' 0" x 13' 8" (3.364m x 4.176m)

uPVC double glazed window to the front elevation. Gas central heating radiator.

Bedroom Two

12' 0" x 10' 9" (3.668m x 3.270m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

5' 9" x 5' 6" (1.755m x 1.672m)

With single glazed window to the side elevation and fitted with a bath and connection points for a wc and sink. Central heating radiator.

Bedroom Three

4' 10" x 8' 8" (1.462m x 2.654m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property benefits from gardens to the front and rear elevations.

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

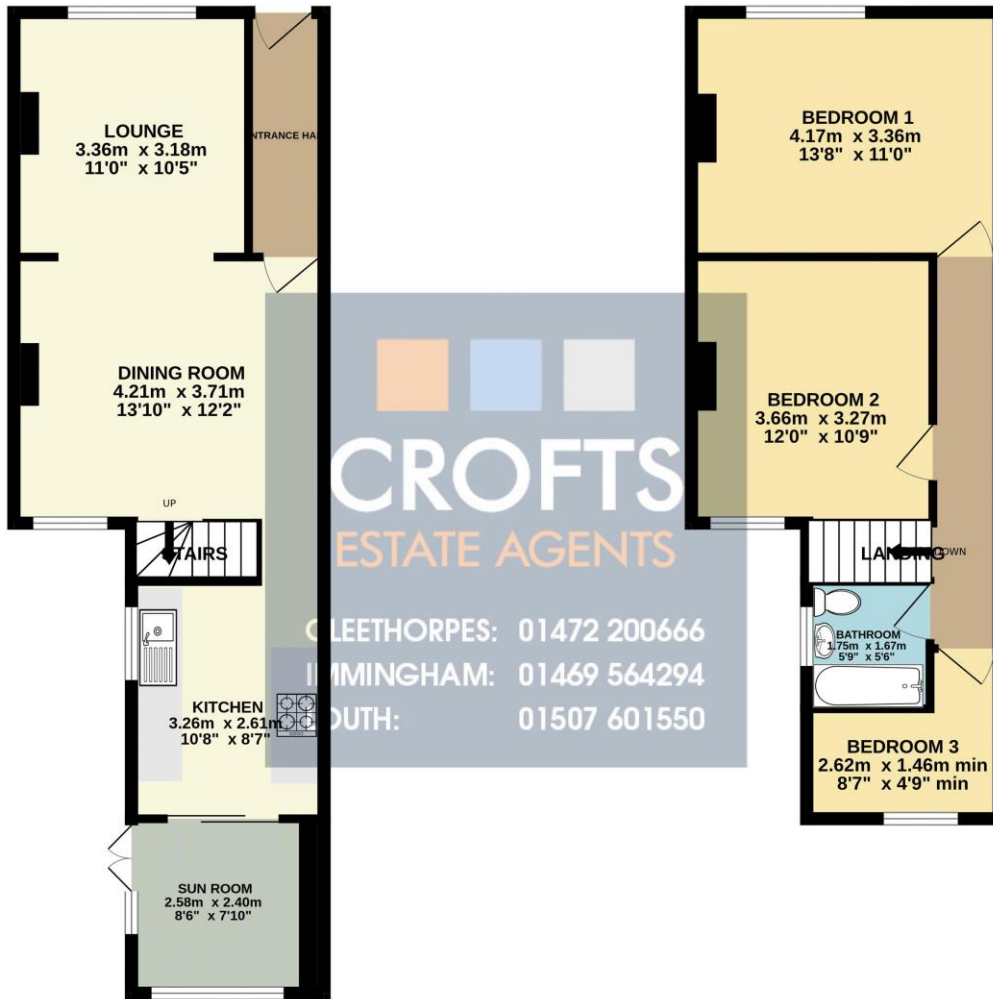
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



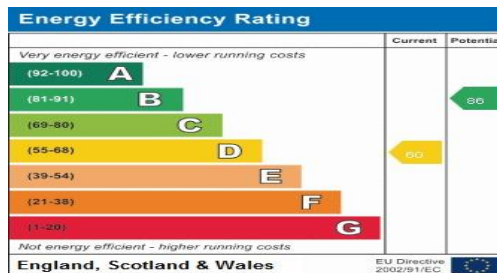
GROUND FLOOR
45.3 sq.m. (488 sq.ft.) approx.

1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 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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