



CROFTS ESTATE AGENTS

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



Ladysmith Road

Grimsby
DN32 9EG

Offered for sale with no forward chain on the vendors side, this two bedroom mid terrace property creates an ideal first time or possible investment purchase. Set within this established residential area, this pleasant property briefly comprises entrance hallway, dining room, lounge, kitchen, bathroom, landing and two bedrooms. Front and rear gardens. Gas central heating and uPVC double glazing. No forward chain.

Offers in the Region Of
£67,500

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

With laminate flooring and having dado rail to the walls. Staircase leading to the first.

Dining Room

12' 2" x 12' 8" (3.704m x 3.859m)

uPVC double glazed window to the rear elevation. Laminate flooring. Electric fire with fire surround. Central heating radiator. Archway under the stairs to the lounge.

Lounge

12' 4" into bay x 9' 4" (3.754m x 2.834m)

uPVC double glazed bay window to the front elevation. Laminate flooring. Central heating radiator. Dado rail to the walls and coving to the ceiling.

Kitchen

10' 1" x 7' 10" (3.074m x 2.400m)

uPVC double glazed windows and entry door to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob. Plumbing for a washing machine.

Bathroom

4' 6" x 7' 10" (1.370m x 2.399m)

uPVC double glazed window to the rear elevation. Fitted with a pedestal wash basin, low level w.c and a panelled bath. Wall mounted gas boiler. Ideal gas boiler. Central heating radiator.

First Floor Landing

Neutrally decorated.

Bedroom One

10' 2" x 12' 8" (3.107m x 3.870m)

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

Bedroom Two

12' 3" x 12' 8" (3.728m x 3.867m)

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

Outside

The property benefits from gardens to both 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

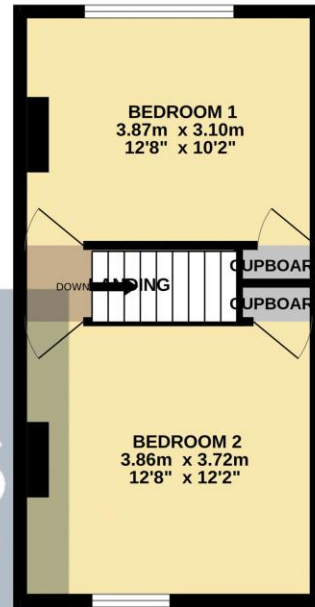
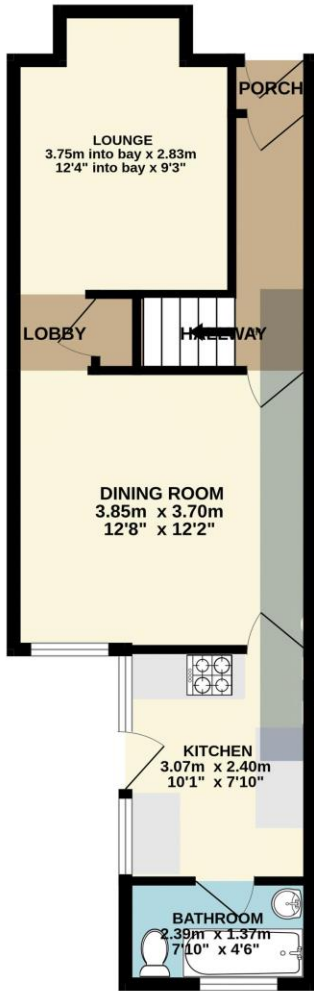
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.8 sq.m. (450 sq.ft.) approx.

1ST FLOOR
29.5 sq.m. (318 sq.ft.) approx.



CROFTS
 ESTATE AGENTS
 LEETHORPES: 01472 200666
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TOTAL FLOOR AREA: 71.3 sq.m. (768 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E	54	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	
	2002/91/EC	

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