



CROFTS ESTATE AGENTS

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



Waterside Drive

Grimsby
DN31 1RY

£85,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property located within a popular residential area. Ideal for a first time buyer or buy to let investor, this property comes with viewing highly advised. The town centre of Grimsby is nearby as well as an array of local amenities and good road links. Internal viewing will reveal the entrance hall, kitchen, lounge-diner, two bedrooms and the bathroom. Externally there are garden spaces to the front and rear and lots of parking available in the communal parking area. The property also benefits from uPVC double glazing and gas central heating.

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 :

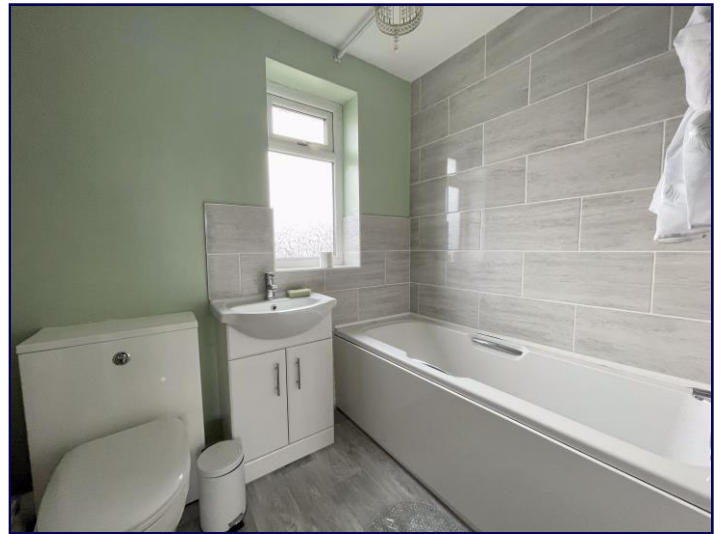
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Entrance Porch

A door provides access into the property with a handy storage cupboard.

Entrance Hall

A further door leads into the entrance hall and reveals a radiator and laminate flooring.

Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

The kitchen reveals a window to the front elevation, a radiator and laminate flooring. There is also a fitted kitchen with a sink and drainer, plumbing for washing machine, an electric oven and a gas hob.

Lounge/Diner

15' 3" x 13' 2" (4.65m x 4.01m)

The lounge-diner has a door with a window either side to the rear elevation, a radiator and laminate flooring.

First Floor Landing

With a carpeted floor and built in cupboard.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

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

Bedroom Two

11' 8" x 5' 9" (3.56m x 1.75m)

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

Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, vanity basin and a bath.

Outside

With a parking area to the front, a lawn and shrubs to the front and also a path to the front door. The rear garden is enclosed with perimeter fencing and is generally low maintenance with a patio area.

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.

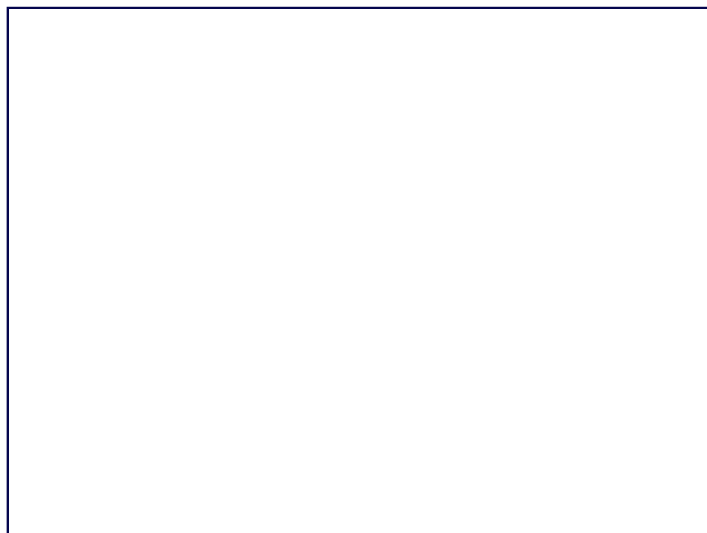
Property Management

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

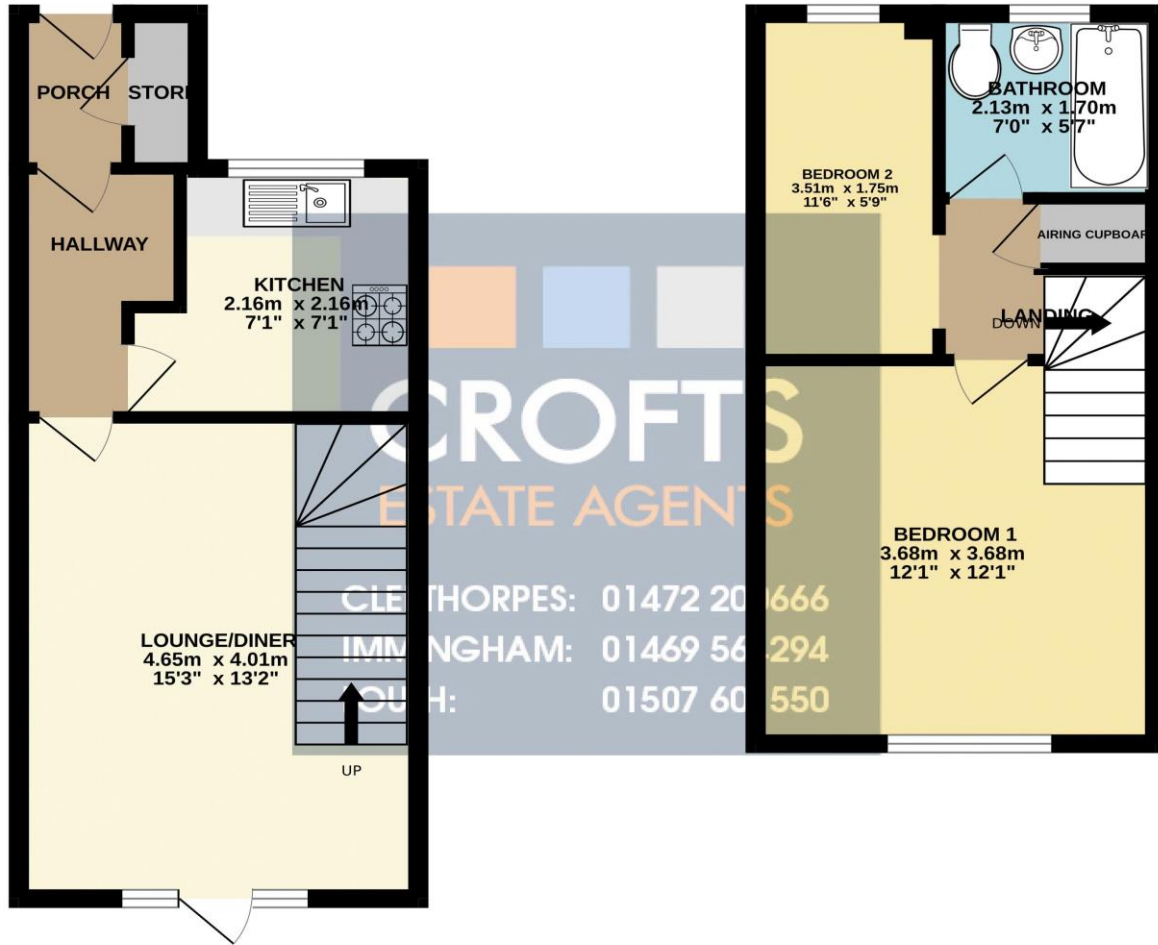
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
27.4 sq.m. (295 sq.ft.) approx.

1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA: 52.3 sq.m. (563 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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