



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Castle Street

Grimsby
DN32 7LG

****Attention Investors**** This two bedroom mid terrace house is set within this established residential area and is currently tenanted with the present tenant paying £449pcm. The property does require attention but at is present asking price offers a return of over 7% and briefly comprises entrance hallway, two reception rooms, utility, kitchen, landing and two bedrooms. Garden to the rear.

Offers in Excess of £44,000

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 :

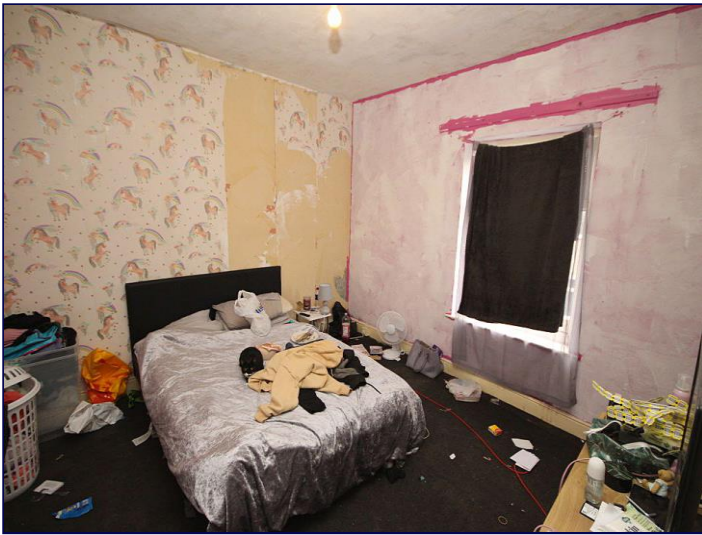
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hallway

uPVC entrance door to the front elevation. Central heating radiator. Staircase leading to the first floor.

Lounge

12' 0" x 9' 2" (3.660m x 2.805m)

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

Dining Room

11' 9" x 12' 8" (3.585m x 3.864m)

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

Utility Room

5' 3" x 4' 1" (1.600m x 1.236m)

uPVC double glazed window to the side elevation. Tiled flooring. Plumbing for an automatic washing machine.

Kitchen

8' 11" min x 7' 0" (2.727m x 2.144m)

uPVC double glazed window and entry door to the side elevation. Equipped with wall and base units with work surfacing and inset stainless steel sink and drainer. Splashback tiling. Gas cooker point. Tiled flooring.

First Floor Landing

Loft access.

Bedroom One

12' 0" x 12' 10" (3.650m x 3.900m)

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

Bedroom Two

11' 9" x 9' 7" (3.592m x 2.918m)

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

Bathroom

14' 8" x 7' 3" (4.461m x 2.216m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, panelled bath and pedestal wash hand basin. Central heating radiator. Storage cupboard.

Outside

Garden to the rear which does require attention along with an adjoining outbuilding creating useful storage.

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.

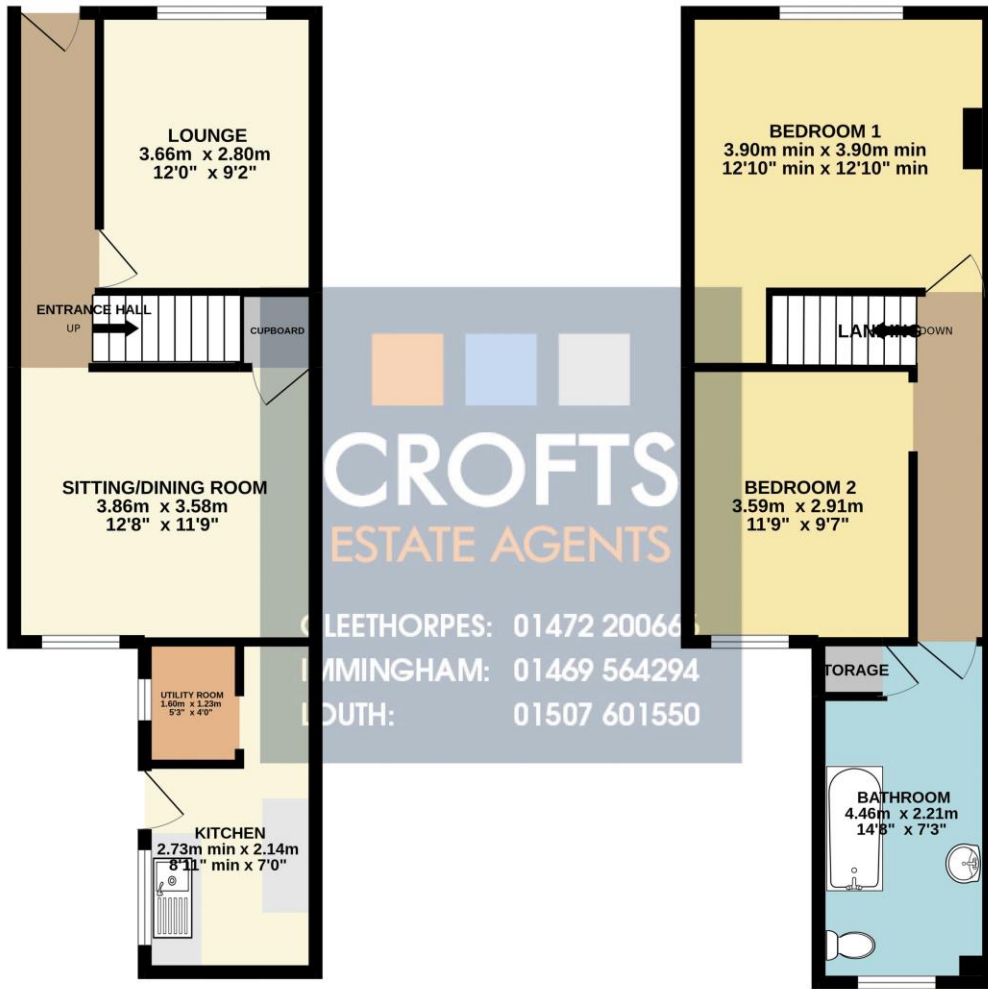
Mortgage and Financial Advice

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
41.6 sq.m. (448 sq.ft.) approx.

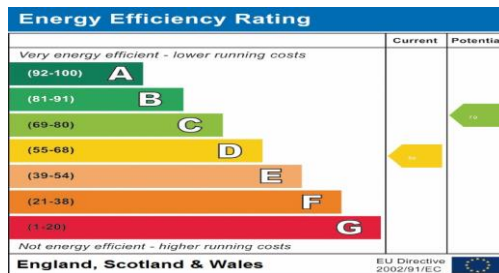
1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.




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 LEETHORPES: 01472 20066
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TOTAL FLOOR AREA : 83.3 sq.m. (896 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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