



CROFTS ESTATE AGENTS

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



12 Bodiam Way
Grimsby
DN32 7ED

Offers in the Region Of
£74,000

Coming to the market with NO FORWARD CHAIN on the sellers side is this well proportioned three bedroom mid terrace house. Close to amenities and transport links to Cleethorpes and Grimsby Town Centre, this property briefly comprises entrance hall, kitchen, lounge dining room, stairs and landing three bedrooms and family bathroom. Requiring a scheme of modernisation and improvement, this property will make the perfect first time buy opportunity or buy to let investment with rents approaching £600 PCM for properties in this area in good condition. Outside the property offers low maintenance good sized front gardens smaller courtyard style garden to the rear.

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 hall

12' 2" x 6' 7" (3.71m x 2.01m)

The entrance has uPVC frosted door and two windows with neutral and pattern decor, wood laminate flooring and ceiling lights.

Lounge diner

22' 11" x 11' 0" (6.98m x 3.36m)

A large room with two distinct areas for living and dining. To the front there is a uPVC window and to the rear there is uPVC French doors. There are two radiators, two pendant lights, coving and a mixture of cream and pattern decor to coving.

Kitchen

10' 6" x 8' 8" (3.20m x 2.63m)

The kitchen has cream wall and base units with work top and brown sink drainer over, uPVC frosted door and window, light brown splash back tiling, wood effect vinyl floor, ceiling light with space for cooker, tall fridge freezer and washing machine.

Stairs and landing

Stairs and landing have new grey carpet with loft access and pendant light to the landing area.

Bedroom One

12' 2" x 9' 9" (3.71m x 2.98m)

With neutral cream decor, new grey carpet, uPVC window, pendant light and radiator.

Bedroom Two

10' 6" x 9' 11" (3.19m x 3.01m)

A second double bedroom has cream decor, new grey carpet, storage cupboard, uPVC window, radiator and pendant light.

Bedroom Three

9' 2" x 8' 1" (2.80m x 2.46m)

With cream decor, feature decorated wall, storage cupboard, uPVC window, pendant light and radiator.

Family bathroom

5' 7" x 7' 10" (1.70m x 2.39m)

White three piece bathroom suite with shower over bath, cream splash back tiling, cream decor, wood effect vinyl floor, uPVC frosted window, radiator and ceiling light.

Front garden

Low maintenance pebbled front garden with concrete path to the front door, timber fence boundary and metal gate.

Rear garden

The timber fence enclosed rear garden has concrete path to rear door, crazy paved patio area, soil border with planting and timber shed.

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

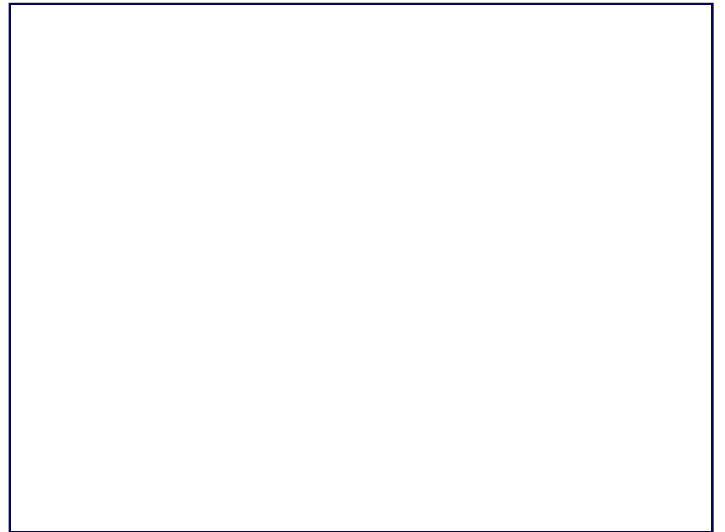
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





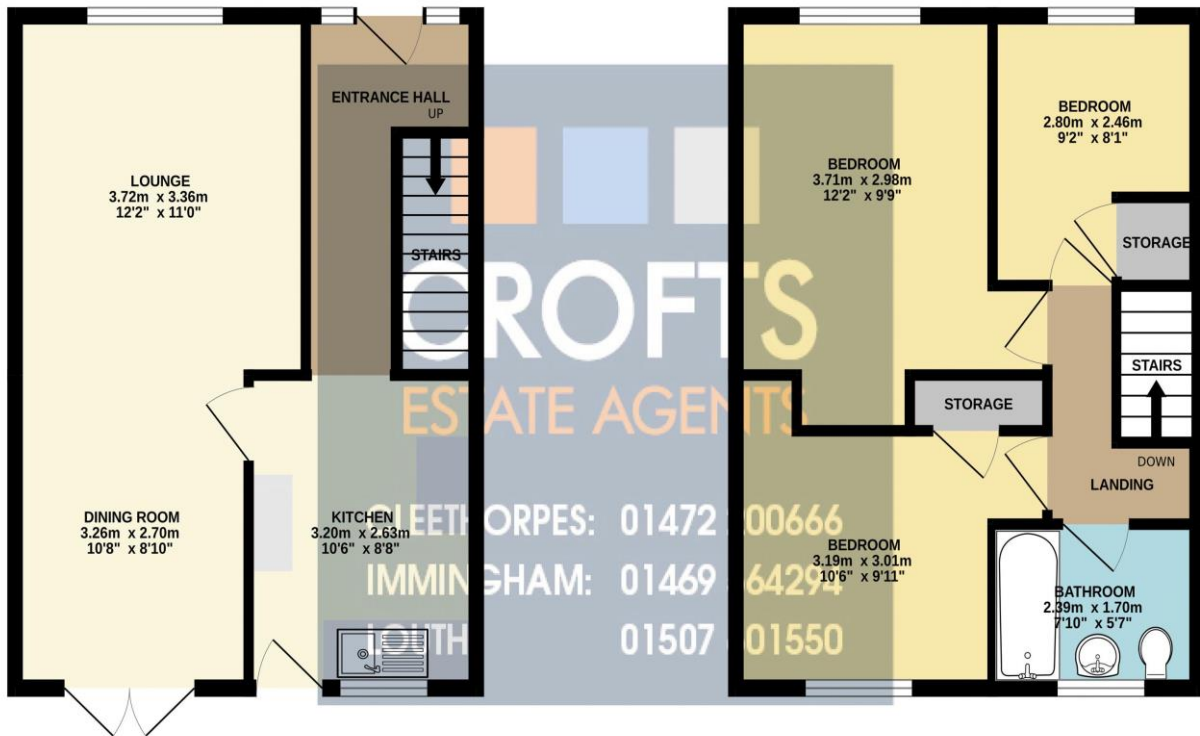


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 74.3 sq.m. (800 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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