



# 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



Elsenham Road

Grimsby  
DN31 2QR

Offers in the Region Of  
£59,950

ATTENTION INVESTORS and FIRST TIME BUYERS! Coming to market with NO FORWARD CHAIN is this neatly presented and sound two bedroom end of terrace. Without much effort this property is ready to go as a rental with rents at approximately £500 PCM for this type of property. Inside the property has two separate reception rooms, kitchen to the ground floor with two double bedrooms and family bathroom on the first floor. The real bonus for this property is of course the brick built water tight garage at the end of the garden that could be used for parking of course, storage or as any kind of garden or hobby room.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Lounge

11' 1" x 13' 10" (3.38m x 4.21m)

The lounge is entered from the front via a uPVC frosted front door to a welcoming lounge which has uPVC window to the front, brown carpet, neutral decor, radiator, ceiling light, wood fire surround with gas fire and cream marble inset and hearth.

### Dining room

15' 6" x 13' 10" (4.72m x 4.21m)

The dining room has uPVC window to the back, open tread twisting staircase to the first floor, brown carpet, light grey decor, radiator, fan light, wood surround with gas fire and marble inset and hearth.

### Kitchen

10' 8" x 8' 8" (3.26m x 2.65m)

There is a wood kitchen with light wood work tops over, sunken sink drainer and integral gas hob and eye line level electric oven grill. The room has uPVC window to the side and frosted uPVC half opening barn door to the rear, light brown tiled splash backs, three way ceiling light and yellow decor.

### Stairs and landing

Twisting open tread stairs to first floor with steps up to landing and bathroom, the landing has grey carpet, white decor with pattern decor to the stairs. There is loft access and two ceiling lights.

### Bedroom One

11' 2" x 13' 11" (3.40m x 4.23m)

Large front bedroom, with neutral decor, light brown carpet, uPVC window to the rear, radiator and pendant light.

### Bedroom Two

12' 2" x 10' 11" (3.72m x 3.34m)

The second bedroom is a double and has uPVC window to the rear, neutral decor, light brown carpet, radiator and pendant light.

### Family bathroom

10' 10" x 8' 9" (3.29m x 2.67m)

The bathroom has a three piece shell style white suite with shower over bath, wood effect vinyl and purple carpeted floor, off white splash back tiling with feature aquatic style decor, frosted uPVC window to the rear, radiator and airing cupboard.

### Rear garden

The rear garden has concrete path from back door to garage with crazy paved patio and lawn. The garden has wall and fenced boundaries.

### Front garden

The front has iron gate to pavement, concrete path to door and blue slate low maintenance garden.

**Garage**

9' 10" x 14' 6" (3.00m x 4.41m)

The garden is of brick and tile construction with metal up and over door to the road and timber pedestrian door from the garden.

**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](http://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](http://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

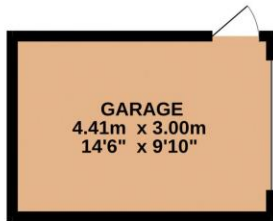
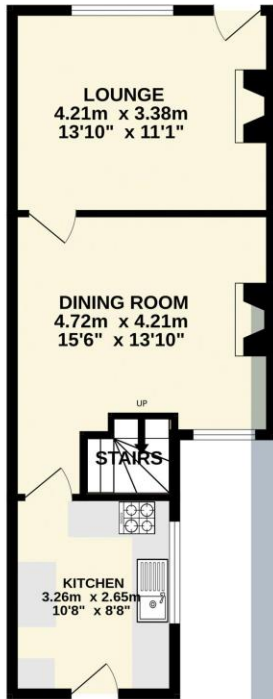
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GROUND FLOOR  
52.5 sq.m. (565 sq.ft.) approx.

1ST FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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LOUTH: 01507 601550

TOTAL FLOOR AREA : 92.7 sq.m. (998 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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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