



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Fallowfield Road

Grimsby
DN33 3HD

£115,000

This well-maintained terraced property is in good condition and is ideal for those seeking a comfortable and convenient living space. With two double and spacious bedrooms, there is plenty of room for a small family or professional sharers. The large bathroom provides a relaxing sanctuary, perfect for unwinding after a long day. The property boasts a generous garden with great potential, although it requires some work. This outdoor space provides an excellent opportunity for someone with a green thumb to create their own peaceful oasis. Situated in a desirable location, this property benefits from excellent transport links, allowing for easy access to surrounding areas. Nearby schools ensure convenience for families with young children, and local amenities are within reach for all daily needs.

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 :

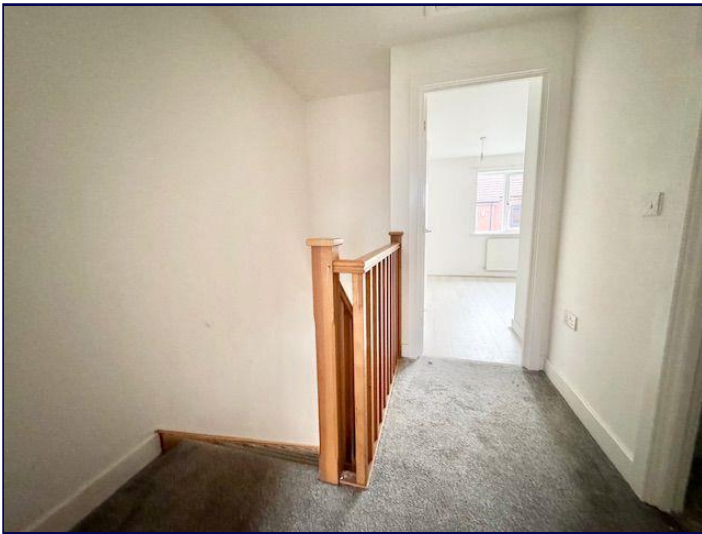
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Living Room

15' 4" x 12' 3" (4.67m x 3.73m)

Kitchen dining

11' 0" x 12' 3" (3.35m x 3.73m)

Downstairs W/C

4' 8" x 3' 0" (1.42m x 0.91m)

First Floor Landing

Bedroom One

12' 3" x 11' 8" (3.73m x 3.56m)

Bedroom two

8' 5" x 12' 4" (2.57m x 3.76m)

Bathroom

5' 2" x 6' 8" (1.57m x 2.03m)

Front garden

Lawn with slab path to front door and covered porch

Rear garden

Good sized rear in need of attention.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

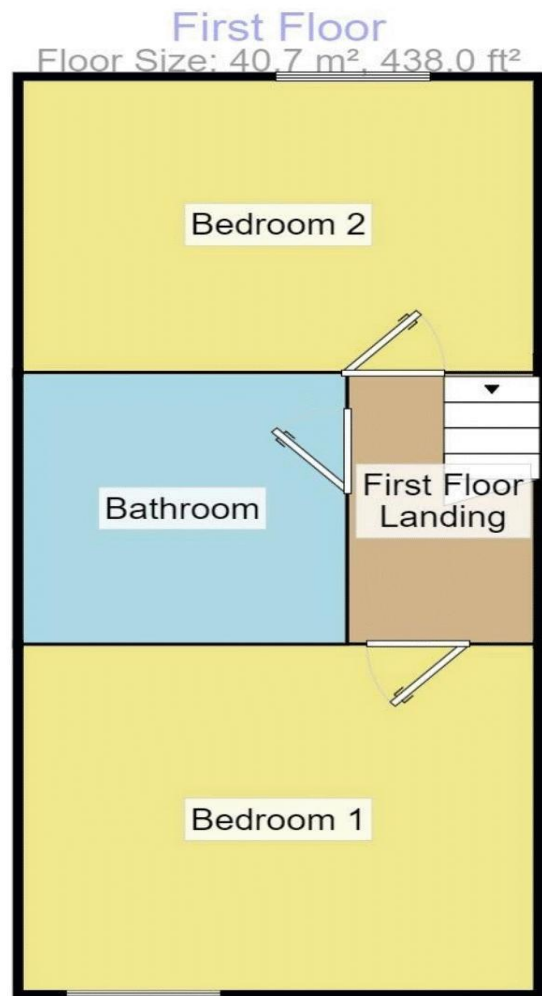
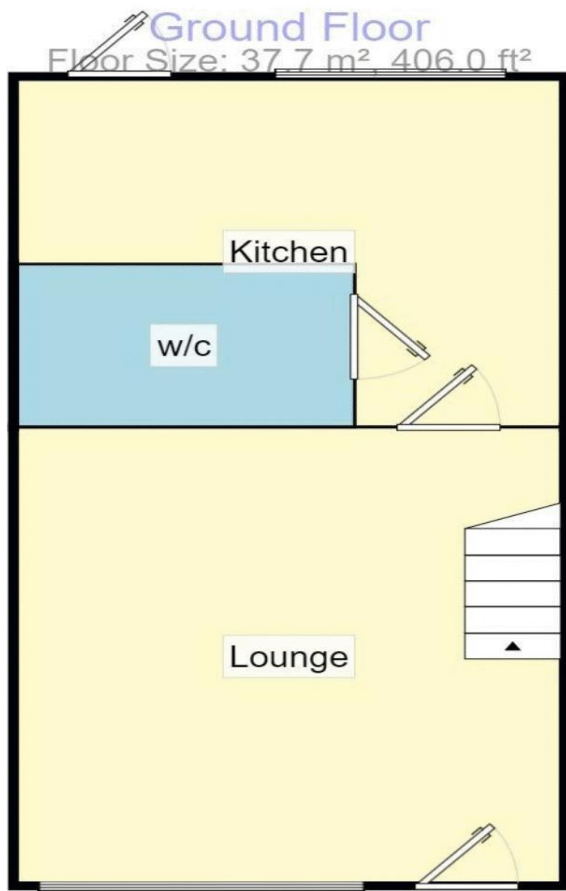
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		