



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



Durban Road

Grimsby
DN32 8BD

Offers in the Region Of
£85,000

Offered for sale with no forward chain on the vendors side, we are pleased to present to the market this three bedroom mid terrace property. Benefitting from gas central heating and uPVC double glazing the property does however require some remedial works but creates an ideal possible investment property or first time purchase. The accommodation on offer briefly comprises entrance hallway, open plan lounge / diner, kitchen, landing, three bedrooms and a bathroom. Front and rear gardens.

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 :

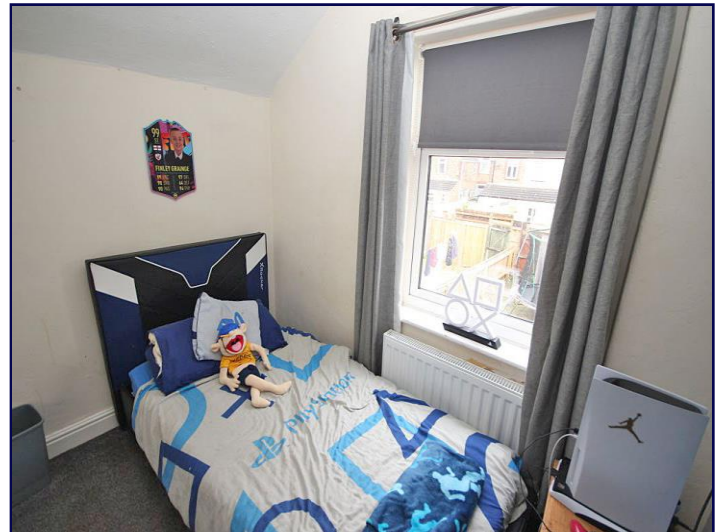
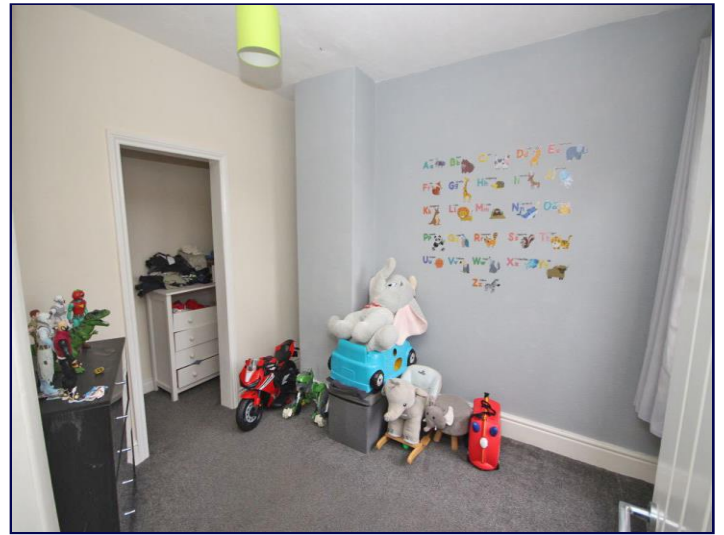
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor accommodation.

Lounge

12' 4" x 10' 0" (3.754m x 3.047m)

uPVC double glazed bay window to the front elevation. central heating radiator. Living flame gas fire with surround. Opens to the dining room.

Dining Room

13' 4" x 10' 6" (4.062m x 3.193m)

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

Lobby

Understairs storage cupboard.

Kitchen

16' 8" x 8' 4" (5.087m x 2.546m)

uPVC double glazed window and entry door to the side elevation. Equipped with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated double oven and four ring electric hob with chimney extractor over. Plumbing for a washing machine.

First Floor Landing

Loft access to the ceiling. Storage cupboard.

Bedroom One

13' 6" x 12' 5" (4.120m x 3.792m)

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

Bedroom Two

13' 4" maximum x 8' 4" (4.068m x 2.544m)

uPVC double glazed window to the rear elevation. Central heating radiator. Walk in storage area.

Bathroom

5' 5" x 5' 8" (1.651m x 1.721m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, close coupled w.c and panelled bath with screen and electric shower over. Aqua boarding to the walls. Central heating towel radiator.

Bedroom Three

7' 6" x 8' 5" (2.294m x 2.563m)

uPVC double glazed window to the rear elevation. central heating radiator. Cupboard housing the boiler.

Outside

The property benefits from gardens to both the front and rear aspects, with the rear garden enjoying a reasonably sunny aspect.

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

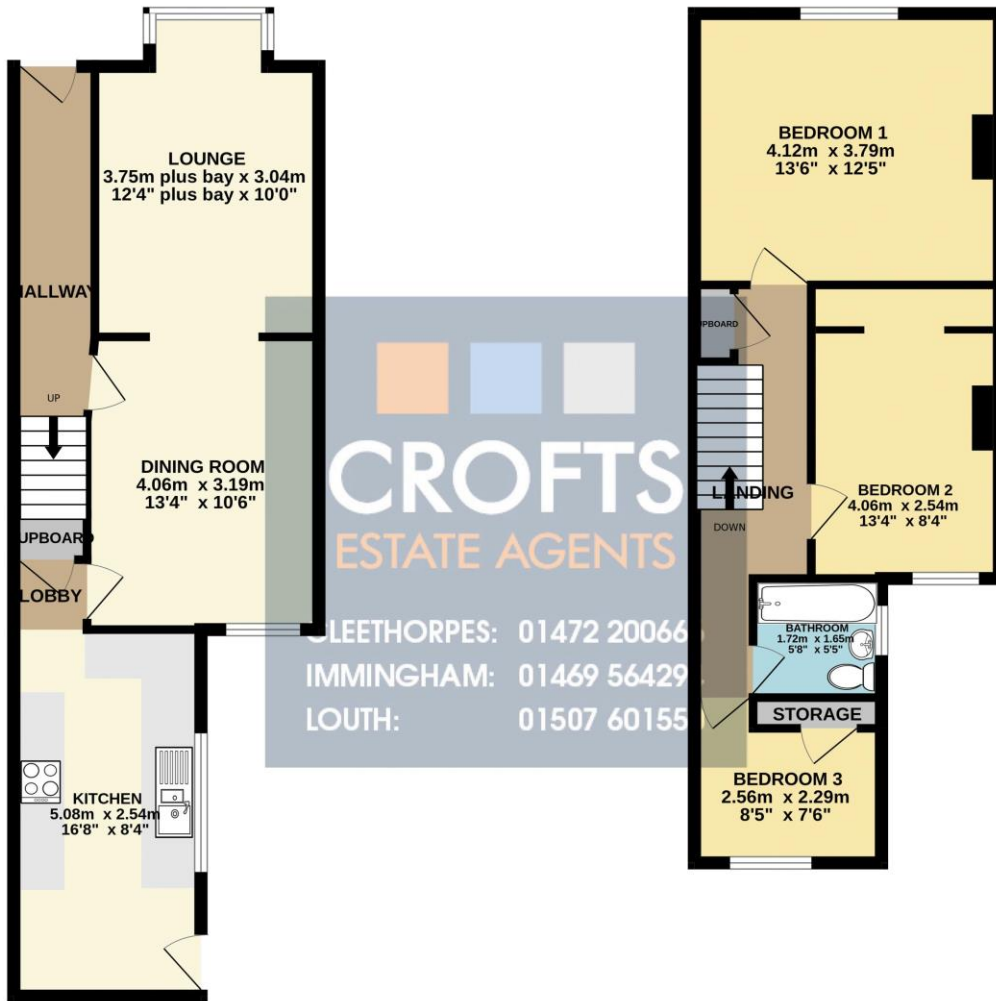
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.4 sq.m. (499 sq.ft.) approx.

1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.

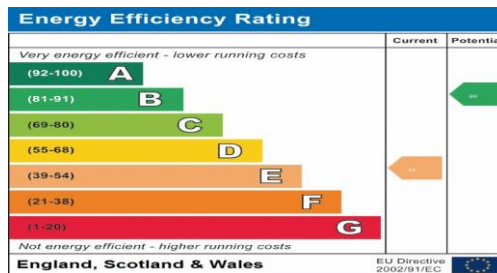


CROFTS
ESTATE AGENTS

WELLS: 01472 20066
SHEFFIELD: 01469 56429
SOUTH: 01507 60155

TOTAL FLOOR AREA: 88.2 sq.m. (949 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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