



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



Clifton Road

Grimsby
DN34 4QN

Offers in the Region Of
£98,000

Crofts estate agents are delighted to offer for sale this ideal first time purchase or investment property which is located within the close proximity to Grimsby town centre. A mid terrace property with a neutral finish and priced to sell, coming to the market with NO FORWARD CHAIN and with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and a tiled floor.

Lounge

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining Room

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

WC

The WC has an opaque window to the rear elevation, vinyl flooring and a WC.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

Bedroom three has a window to the front elevation and a carpeted floor.

Bathroom

The bathroom has an opaque window to the rear elevation, access to the loft, vinyl flooring, a WC, basin and a bath.

Outside

Externally there are gardens to the front and rear.

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

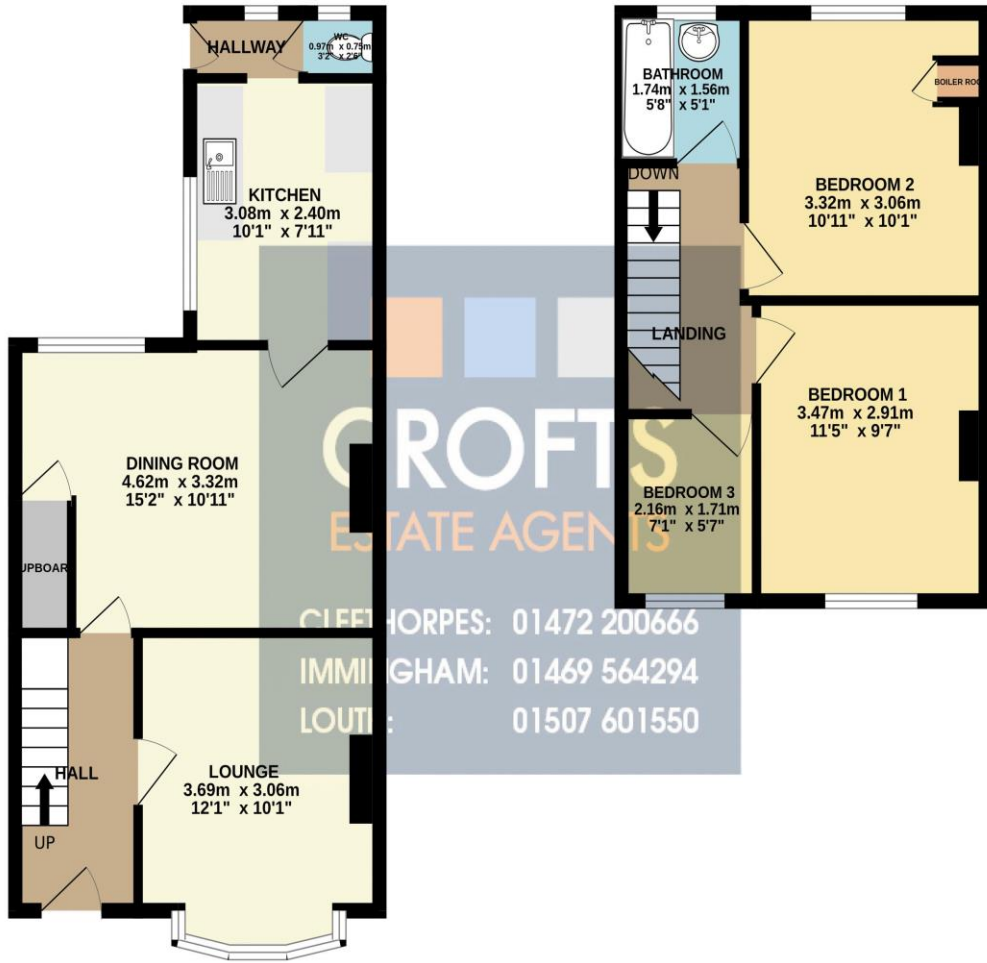
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



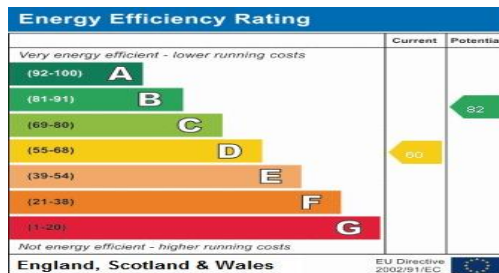
GROUND FLOOR
39.7 sq.m. (427 sq.ft.) approx.

1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 70.7 sq.m. (761 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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