



# CROFTS ESTATE AGENTS

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



Convamore Road

Grimsby  
DN32 9PG

£100,000

Crofts Estate Agents are delighted to offer this three-bedroom mid terrace property to the market for sale. Located in this convenient and desirable area of Grimsby in close proximity to many local amenities, transport links and schools this property briefly consists of a living room, dining room, kitchen, three bedrooms and a family bathroom. Externally, the property has low maintenance front gardens and generously sized rear gardens, the property is well maintained and has modern decor throughout, it also benefits from having uPVC double glazing and Gas Central Heating throughout the property. Internal viewing is advised on this property

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### Living Room

11' 2" x 11' 0" (3.41m x 3.35m)

The living room has cream wall décor with a grey carpet, there is also a uPVC bay window, a pendant light, radiator and a brick fireplace with a log burner inside.

### Dining Room

13' 2" x 11' 0" (4.02m x 3.35m)

The dining room has a grey carpet with cream wall décor, there is a uPVC window, a pendant light, a radiator and access to an under-stairs storage cupboard.

### Kitchen

The kitchen has a neutral wall décor with a black tile effect flooring, the kitchen units are a high gloss white with black worktops. The kitchen also boasts a sink/drain unit, space for appliances such as a washing machine and tall fridge freezer, an integral dishwasher and an integral oven with an overhead extractor. There are also 8x downlight, uPVC window and a uPVC door to the rear garden.

### Bathroom

7' 7" x 6' 7" (2.3m x 2.01m)

The bathroom has a light green wall décor with a black tiled flooring, the bathroom sports a corner shower cubicle with a glass screen, a vanity sink, W.C and a bathtub. There is also a uPVC window and a pendant light.

### Bedroom One

11' 3" x 14' 0" (3.42m x 4.26m)

This bedroom has a cream carpet with brown wall décor, the bedroom is generously sized and features a radiator, pendant light and a uPVC window to the front of the property.

### Bedroom Three

10' 8" x 7' 9" (3.25m x 2.36m)

This bedroom has red wall décor with a cream carpet, there is also a pendant light, a radiator and a uPVC window to the rear of the property.

### Bedroom Two

13' 3" x 8' 11" (4.03m x 2.72m)

This bedroom has light purple wall décor with a cream carpet, there are white, wooden built in storage units in this bedroom with additional shelving units. The bedroom also has a uPVC window, a radiator and a pendant light.

### Rear Garden

The rear garden has brick wall and timber fenced borders offering privacy, the main body of the rear garden is a large lawn area with potential to be adapted for a variety of purposes. There is also a timber storage shed to the rear of the garden in addition to a timber gate to an alleyway.

**Front**

The front of the property is low maintenance with low brick wall borders and a wooden access gate, in addition to that there is a small concrete patio area.

**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.

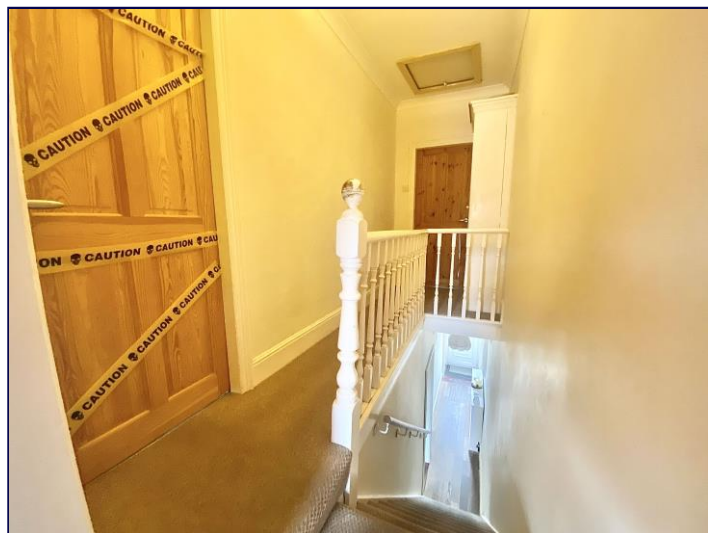
**Property Management**

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

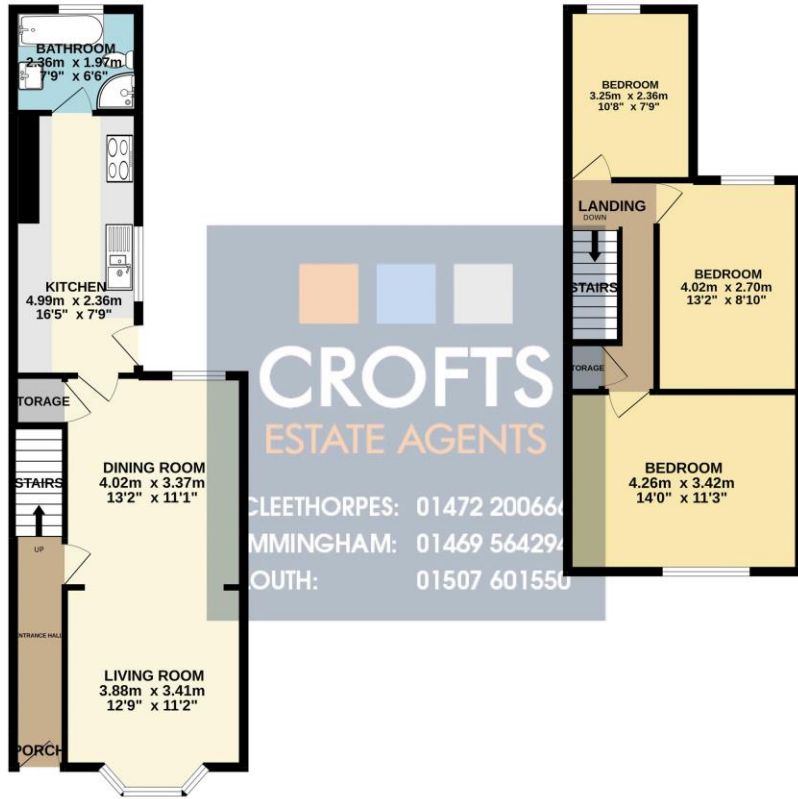
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





GROUND FLOOR  
48.6 sq.m. (523 sq.ft.) approx.

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

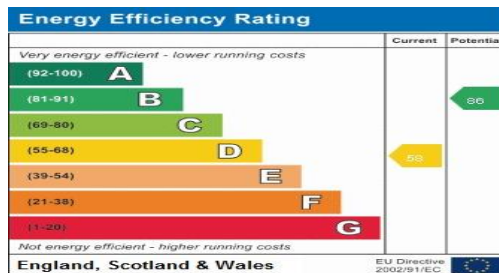


**CROFTS**  
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SOUTH: 01507 601550

TOTAL FLOOR AREA: 88.8 sq.m. (956 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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