



CROFTS ESTATE AGENTS

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



Tunnard Street

Grimsby
DN32 7LS

Offers in the Region Of
£62,000

ATTENTION INVESTORS Crofts Estate Agents are pleased to present this three bedroom mid terraced house on Tunnard street. Currently tenanted at £425pcm this makes a great investment opportunity and is set within this established residential area close to local schools and amenities. Gas central heating and uPVC double glazing. To the ground floor there is a generous through reception room, a good sized kitchen and the bathroom. The first floor has three double bedrooms. Garden to the rear.

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Lounge/Diner

26' 5" x 12' 0" (8.06m x 3.66m) maximums

Neutrally decorated and having central dog leg staircase to the first floor. uPVC double glazed window and entry door to the front elevation and window to the rear. Central heating radiators.

Kitchen

11' 7" x 6' 4" (3.52m x 1.93m)

The kitchen offers a range of wall and base units with contracting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Cooker point. Plumbing for a washing machine. uPVC double glazed window to the side elevation. Entry door to the garden.

Lobby

Providing access through to the bathroom.

Bathroom

6' 3" x 5' 0" (1.90m x 1.53m)

Modern white bathroom fitted with a panelled bath with mixer shower taps, pedestal wash hand basin and w.c.

First Floor Landing

Access the bedrooms.

Bedroom One

11' 5" x 12' 0" (3.49m x 3.66m)

Neutrally decorated and having uPVC double glazed window to the front elevation. Decorative cast iron fire surround. Central heating radiator.

Bedroom Two

9' 3" x 9' 0" (2.81m x 2.74m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three

11' 7" x 6' 4" (3.52m x 1.93m)

uPVC double glazed window to the rear elevation. central heating radiator. Wall mounted gas boiler.

Outside

Property benefits from a garden to the 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.

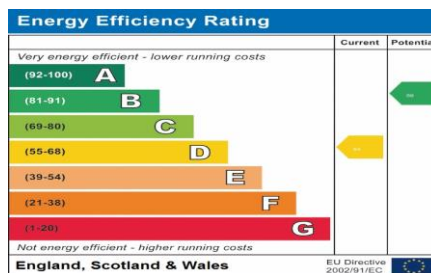
GROUND FLOOR
39.2 sq.m. (422 sq.ft.) approx.

1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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