



CROFTS ESTATE AGENTS

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



Felstead Road

Grimsby
DN34 4EU

Offers in the Region Of
£136,950

Crofts estate agents are delighted to offer for sale this lovely end of terrace property which is located within the town of Grimsby. Ideal for a first time buyer or young family, the current owners have created a really nice place to live in and this property comes to the market with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road and bus links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, 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.

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Entrance Hall

Entering the property reveals a radiator and a tiled floor.

Lounge

11' 5" x 11' 6" (3.47m x 3.51m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

17' 0" x 12' 4" (5.17m x 3.75m)

The kitchen-diner has two windows to the rear elevation, a radiator and a tiled floor. There is also a fitted kitchen with plenty of counter space, a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Lobby

6' 4" x 5' 4" (1.93m x 1.63m)

The lobby has a window and door to the side elevation and a tiled floor.

First Floor Landing

With a carpeted floor.

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

Bedroom one has a window to the rear coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 5" x 10' 11" (3.49m x 3.33m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

8' 4" x 6' 0" (2.53m x 1.82m)

Bedroom three has a window to the front coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 10" x 5' 11" (1.79m x 1.80m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a bath with a glass screen.

Outside

With a low maintenance frontage accessed through a gate. The rear garden has a lawn, patio and decked area ideal for alfresco dining, all enclosed by perimeter fencing. There is also an outside WC.

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

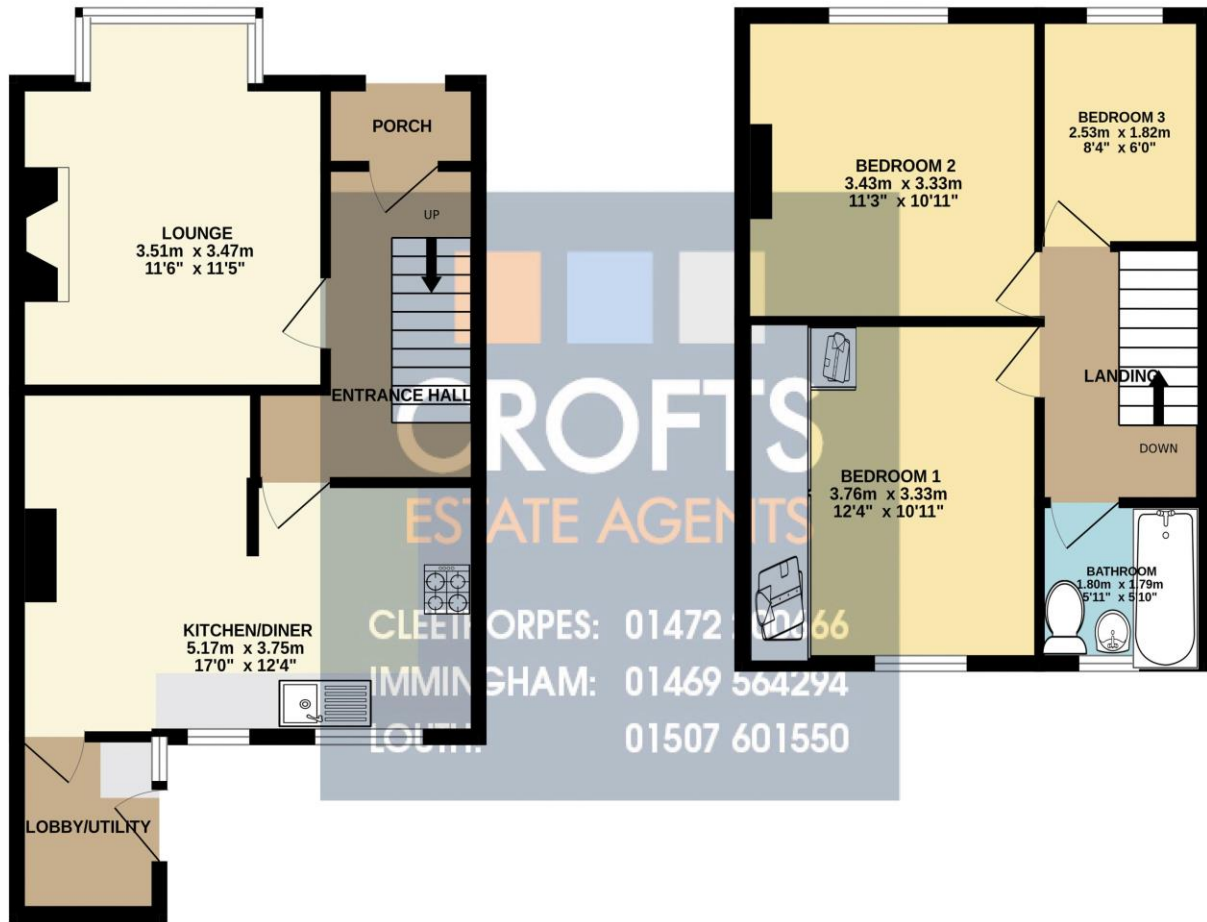
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 77.0 sq.m. (829 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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