



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 4ET

Offers in the Region Of
£147,500

End terrace property with a SOUTH FACING REAR GARDEN, ideal for a first time buyer or buy to let investor. Kitchen and boiler both installed 2022 giving any buyers peace of mind. Nearby to a wide variety of local amenities and schools as well as good road and bus links. Internal viewing will reveal the entrance hall, kitchen-diner, lounge, three bedrooms and the bathroom. With a SOUTH facing rear garden, low maintenance front garden 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, laminate flooring and access to under stairs storage.

Lounge

12' 0" x 11' 11" (3.67m x 3.64m)

The lounge has a bow window to the front elevation, a radiator, carpeted floor and a feature fire place.

Kitchen/Diner

10' 5" x 17' 11" (3.18m x 5.46m)

The kitchen-diner has three windows and a door to the rear elevation, a radiator and laminate flooring. There is also a modern fitted kitchen with a ceramic one and a half sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over. There is also a good space for a dining table and chairs.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

11' 9" x 10' 8" (3.58m x 3.26m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Two

10' 11" x 11' 5" (3.32m x 3.49m)

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

Bedroom Three

8' 5" x 7' 0" (2.57m x 2.13m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom

5' 7" x 6' 8" (1.70m x 2.03m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, vanity basin and a P shaped bath with a glass screen and electric shower.

Outside

The front garden is enclosed by perimeter brick walls with a gate leading into the low maintenance garden. The rear garden is SOUTH facing and reveals a lawn and patio areas with a block paved finish, all enclosed by perimeter fencing.

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

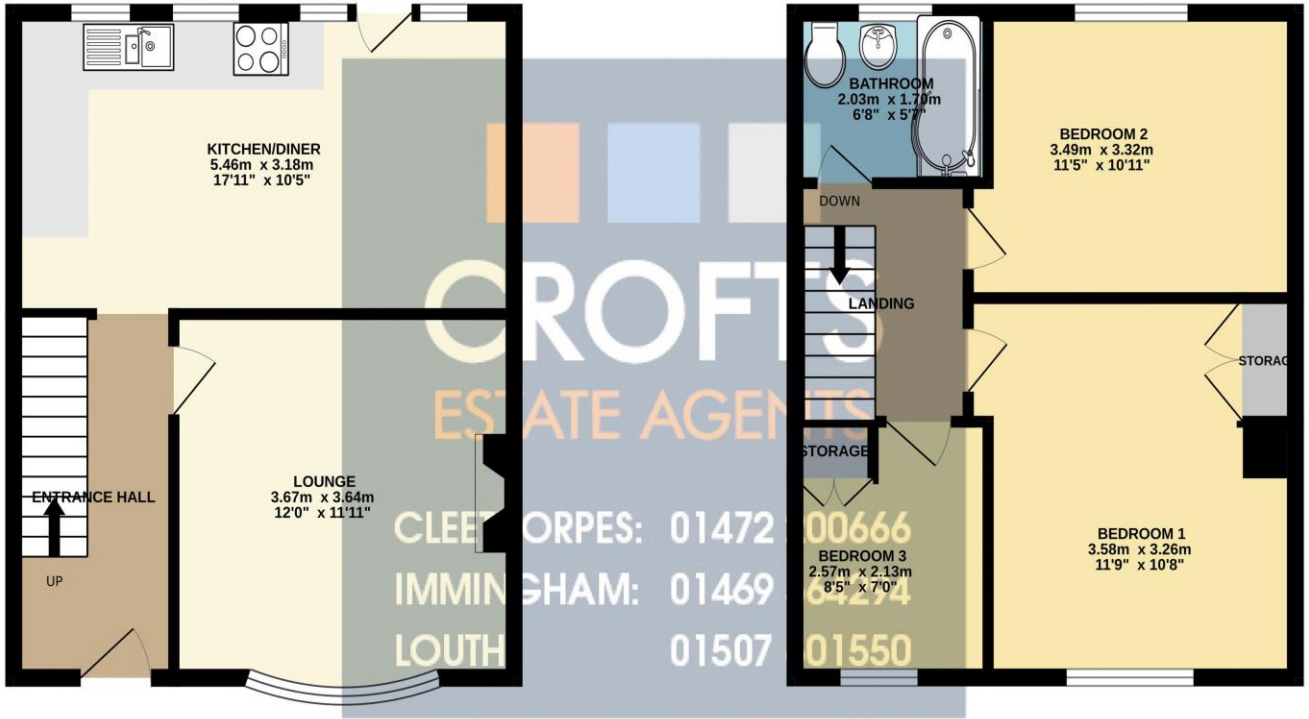
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
35.7 sq.m. (384 sq.ft.) approx.

1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (767 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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