



# CROFTS ESTATE AGENTS

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



## Chelmsford Avenue

Grimsby  
DN34 4SD

Offers in the Region Of  
£105,000

Ideal purchase for a first time buyer, located within the popular town of Grimsby. Situated near to a wide variety of local amenities and schools for children of all ages. Benefitting from good bus and road links also. The property currently being two bedroom the main bedroom could be transformed back into two rooms making it a three bedroom again. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, two 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 laminate flooring.

#### **Lounge**

11' 0" x 10' 2" (3.35m x 3.09m)

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.

#### **Dining Room**

11' 0" x 15' 11" (3.36m x 4.84m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

#### **Kitchen**

12' 2" x 6' 11" (3.71m x 2.10m)

The kitchen has tri aspect windows, a door to the side elevation and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

#### **First Floor Landing**

The first floor landing has a carpeted floor.

#### **Bedroom One**

11' 0" x 14' 10" (3.35m x 4.51m)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

#### **Bedroom Two**

10' 11" x 10' 2" (3.32m x 3.11m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted storage cupboard.

#### **Bathroom**

5' 5" x 5' 3" (1.65m x 1.61m)

The bathroom has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and a bath.

#### **Outside**

There is a low maintenance front garden with access provided through a gate. The rear garden is a lovely space with a patio area ideal for alfresco dining and a lawn, all enclosed by perimeter fencing and conifers.

**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**

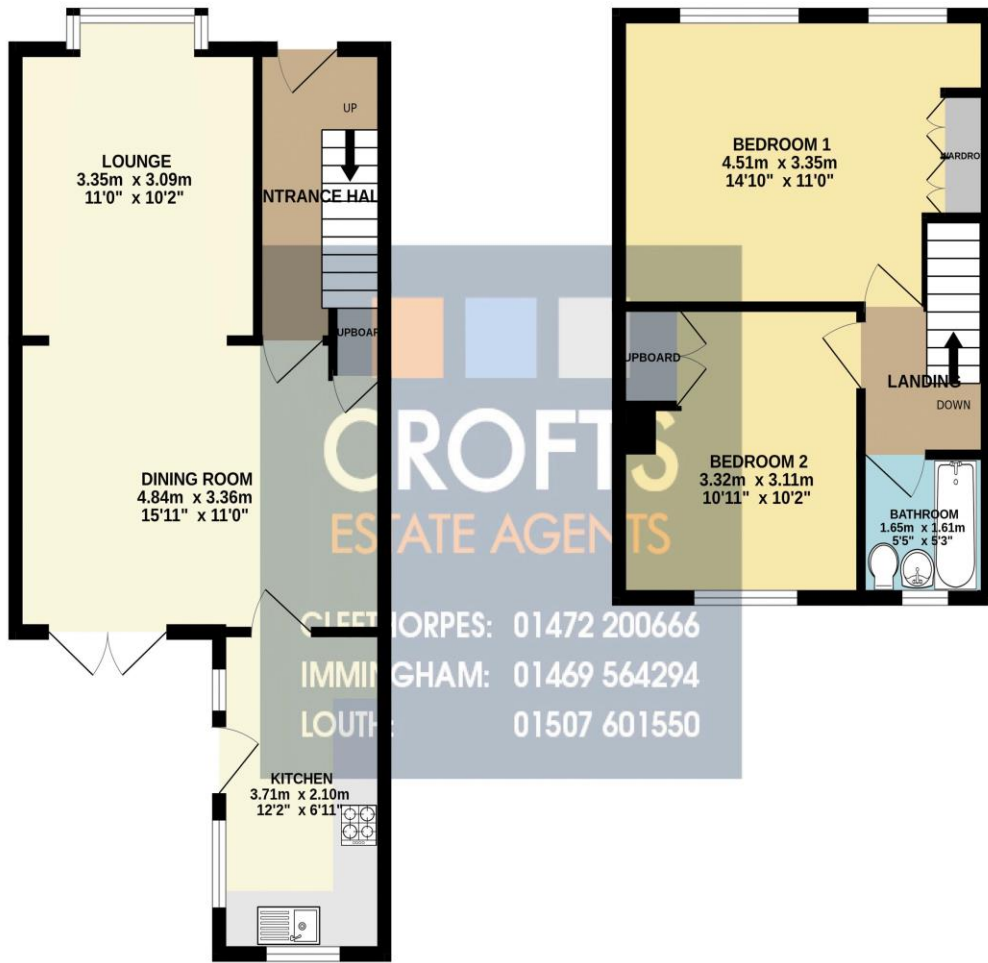
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
40.1 sq.m. (431 sq.ft.) approx.

1ST FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 71.5 sq.m. (769 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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