



CROFTS ESTATE AGENTS

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



Torrington Street

Grimsby
DN32 9QH

Offers in the Region Of
£115,500

Crofts estate agents are delighted to offer for sale this spacious and neutral mid terrace property which is located within close proximity to Grimsby town centre. Ideal for a first time buyer or young family or even an investor, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities, bus and road links. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen-diner, three good sized 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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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the porch reveals the hall with a radiator and laminate flooring.

Lounge

12' 11" x 11' 10" (3.94m x 3.60m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. The lounge is accessed through the sitting room.

Sitting Room

12' 8" x 9' 7" (3.85m x 2.91m)

The sitting room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen-diner

23' 3" x 9' 2" (7.09m x 2.79m)

The kitchen-diner has dual aspect windows to the side and rear elevation, door to the rear, two radiators and carpeted floor tiles. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and a space for a table and chairs.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

13' 0" x 13' 1" (3.95m x 3.98m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 8" x 9' 7" (3.87m x 2.93m)

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

Bedroom Three

10' 1" x 9' 3" (3.08m x 2.82m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard which houses the boiler and can be used for storage.

Bathroom

7' 8" x 5' 8" (2.34m x 1.72m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a radiator and laminate flooring. There is also a white suite with a WC, basin and a bath with a folding glass screen.

Outside

There is a small low maintenance garden to the front. The rear garden is a good size with perimeter fencing and walls with a lawn, established shrubs and a patio area ideal for alfresco dining.

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

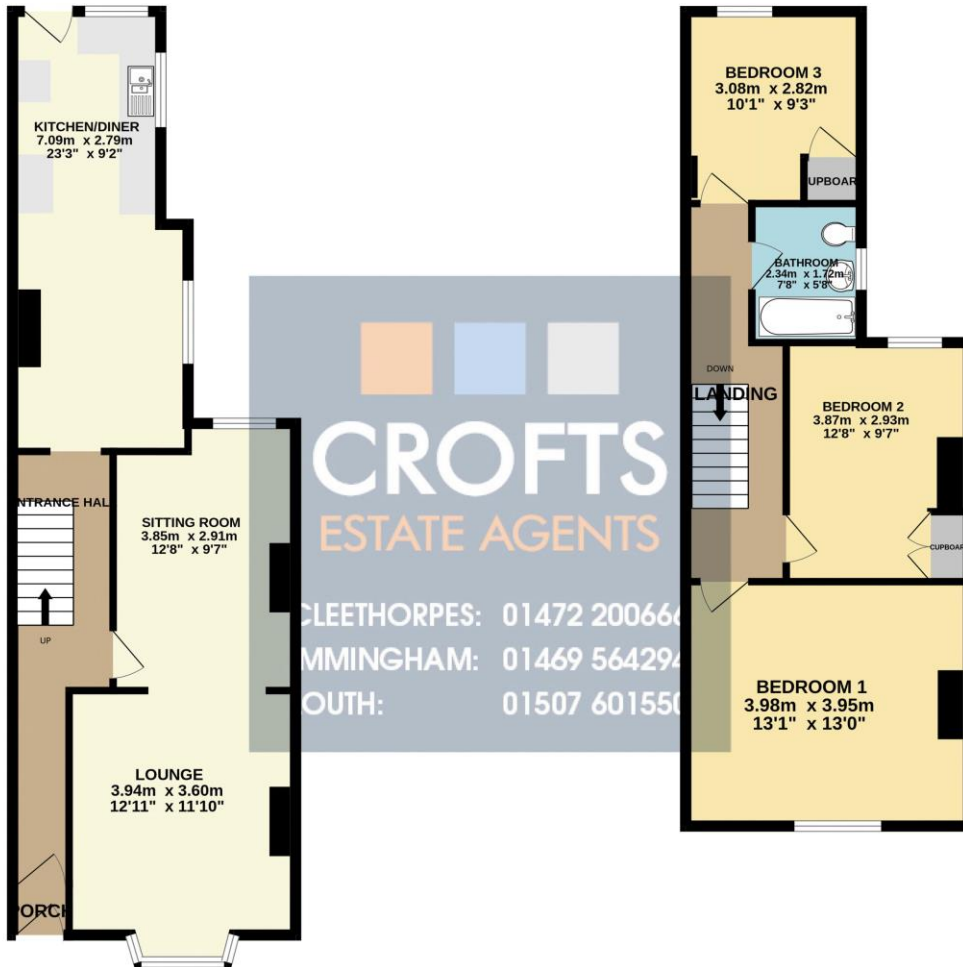
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
53.7 sq.m. (579 sq.ft.) approx.

1ST FLOOR
49.0 sq.m. (528 sq.ft.) approx.



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TOTAL FLOOR AREA: 102.8 sq.m. (1106 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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