



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Hamilton Close

Grimsby  
DN34 5QW

£140,000

Early viewing is highly advised on this three bedroom semi-detached house which does require a course of redecoration but is realistically priced for an early sale and is offered for sale with no forward chain on the vendors side. The property is due to be fully cleared within the next couple of weeks and would create an ideal first time buyer looking for that affordable home set within this popular residential area. To the ground floor there is an entrance hallway, lounge and then running along the rear is the kitchen diner with an extension creating another snug area. To the first floor there are three bedrooms and a family bathroom. Benefitting from uPVC double glazing and central heating. Front and rear gardens, driveway and detached garage.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

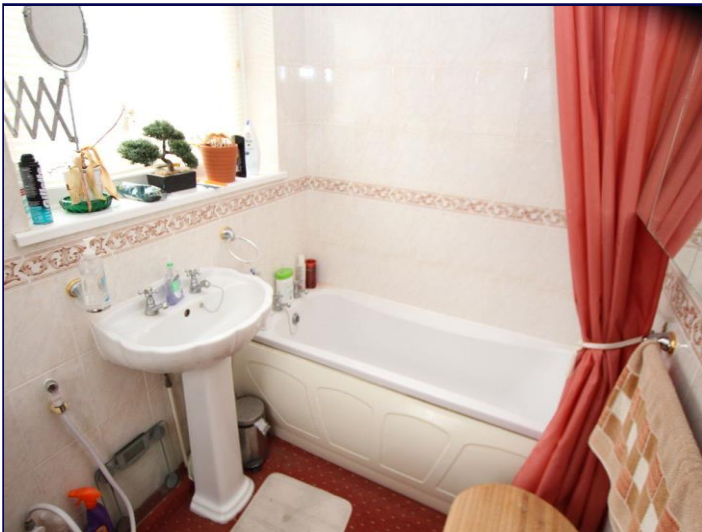
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**Entrance Hallway**

uPVC double glazed entry door with adjoining glazed panel. Central heating radiator. Staircase to the first floor.

**Lounge**

14' 11" x 12' 0" (4.554m x 3.660m)  
uPVC double glazed window to the front elevation. Central heating radiator. Coving and rose to the ceiling. Gas fire (not tested).

**Kitchen**

9' 4" x 18' 3" (2.835m x 5.556m)  
uPVC double glazed window to the rear elevation. Fitted with wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Double eye level ovens (not tested). Four ring electric hob. Plumbing for washing machine. Central heating radiator. Opening to snug.

**Snug**

7' 2" x 8' 4" (2.189m x 2.548m)  
uPVC double glazed door to the side elevation and window to the rear. Central heating radiator.

**First Floor Landing**

uPVC double glazed window to the side elevation. Coving and loft access.

**Bedroom One**

12' 2" x 9' 9" (3.721m x 2.970m)  
uPVC double glazed window to the rear. Central heating radiator. Fitted wardrobes.

**Bedroom Two**

12' 4" x 8' 9" (3.767m x 2.676m)  
uPVC double glazed front window. central heating radiator.

**Bedroom Three**

8' 0" x 9' 3" (2.445m x 2.812m)  
uPVC double glazed window to the front. Central heating radiator.

**Bathroom**

5' 4" x 8' 1" (1.638m x 2.453m)  
uPVC double glazed window to the rear and side elevations. Fitted with wash hand basin, bath with shower over and a w.c. Central heating radiator.

**Outside**

With front and rear gardens. driveway and detached garage.

### **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 B: 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.

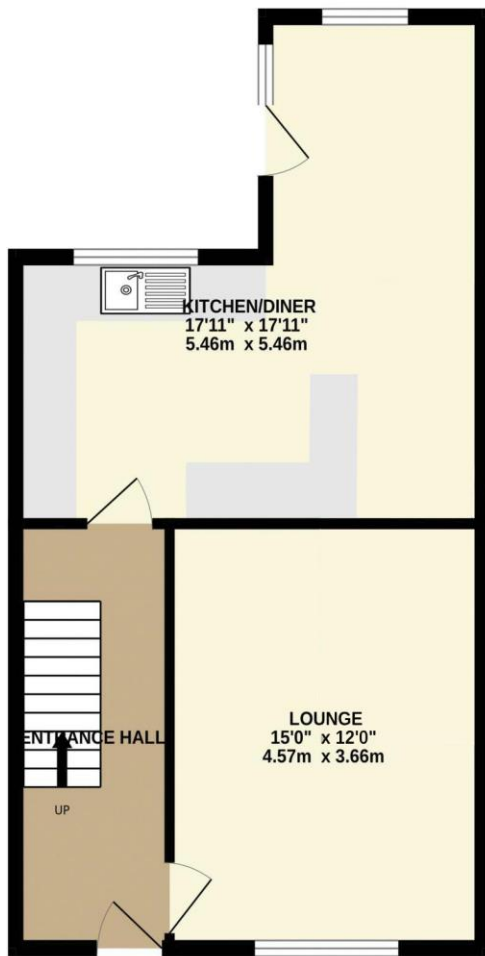
### **Mortgage and Financial Advice**

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

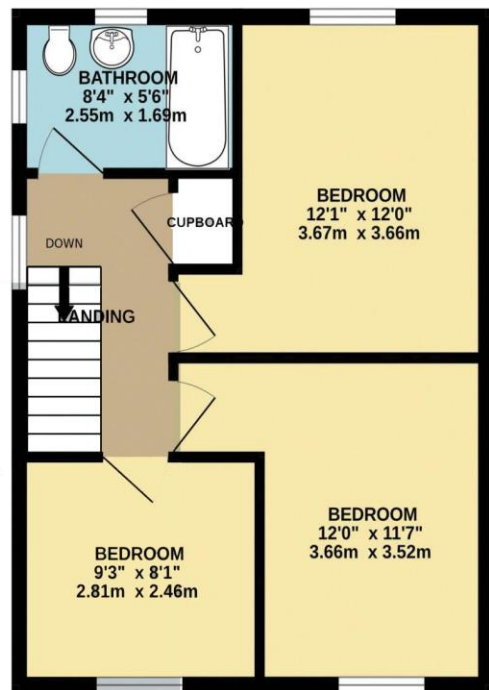
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) 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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