



CROFTS ESTATE AGENTS

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



374 Wellington Street
Grimsby
DN32 7JS

Offers in the Region Of
£74,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extremely spacious mid terrace property located within close proximity to Grimsby town centre. Requiring a scheme of modernisation but priced to reflect, this property comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room and kitchen all to the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating. Nearby there are also a wide variety of local amenities and schools.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals the entrance hall and a radiator.

Lounge

' " x 11' 8" (m x 3.56m)

The lounge has a bay window to the front elevation and a radiator.

Sitting Room

' " x 9' 7" (m x 2.93m)

The sitting room has a window to the rear elevation.

Dining Room

15' 3" x 9' 3" (4.65m x 2.81m)

The dining room has a window to the side elevation.

Kitchen

9' 7" x 9' 5" (2.93m x 2.87m)

The kitchen has a window to the side elevation, a radiator and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob.

Lobby

A lobby area off the kitchen with a door to the rear garden.

First Floor Landing

The first floor landing has access to the loft.

Bedroom One

12' 4" x 15' 3" (3.75m x 4.65m)

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

Bedroom Two

13' 5" x 9' 7" (4.09m x 2.91m)

Bedroom two has a window to the rear elevation.

Bedroom Three

8' 3" x 9' 4" (2.52m x 2.85m)

Bedroom three has a window to the rear elevation.

Bathroom

6' 2" x 6' 4" (1.88m x 1.94m)

The bathroom has an opaque window to the side elevation, a radiator, WC, basin and a bath.

Outside

There are low maintenance gardens to both the front and rear. The rear garden also has a gate to the passage way, a secure out building and is a good size overall.

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.

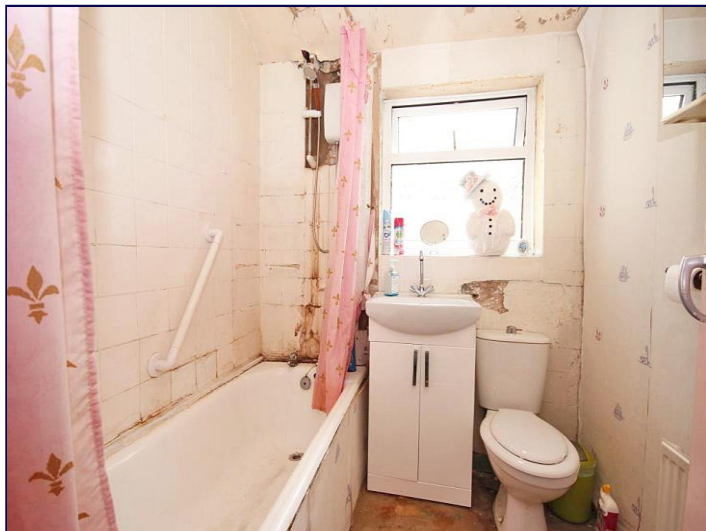
Property Management

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

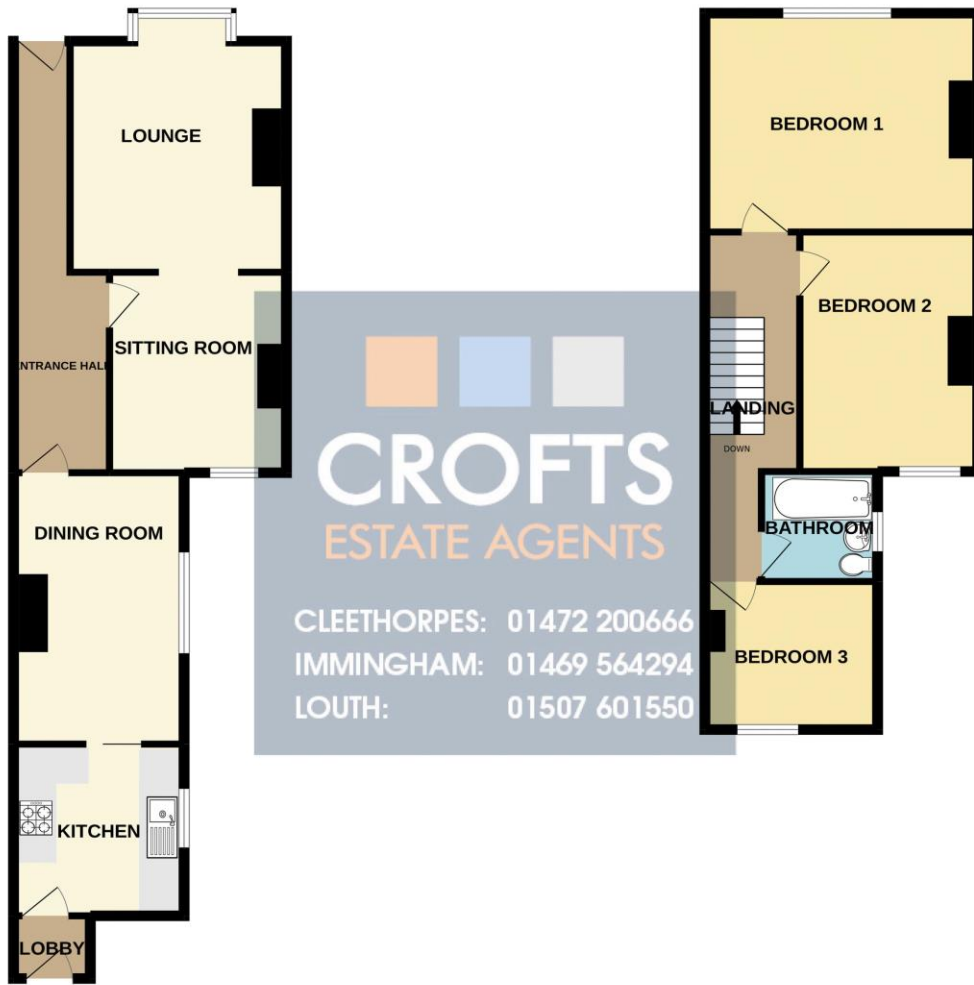
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
54.9 sq.m. (591 sq.ft.) approx.

1ST FLOOR
46.6 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA : 101.6 sq.m. (1093 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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