



# 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



## Waterside Drive

Grimsby  
DN31 1RY

£85,000

Crofts estate agents are pleased to be able to bring to the market this well presented two bedroom end of terrace which creates an ideal purchase for a variety of buyers and is within easy access to the town centre. Offering the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance porch, hallway, kitchen, living room, conservatory, landing, two bedrooms and a bathroom. With front and rear gardens and with parking to the front. The property is currently Leasehold but we have been informed that it will be made FREEHOLD UPON COMPLETION.

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#### Entrance Porch

uPVC double glazed entry door with adjoining glazed panel to the front elevation. Storage cupboard housing a gas glow worm boiler. Inner door to hallway.

#### Hallway

Central heating radiator.

#### Kitchen

8' 4" x 9' 5" (2.529m x 2.864m) maximums

The kitchen offers a range of white wall and base units with contrasting work surfaces and tiled splashback. Inset stainless steel sink unit with a chrome mixer tap. Integrated electric oven and four ring gas hob with extractor above. Plumbing for a washing machine and dishwasher. Integrated fridge and freezer (not tested). uPVC double glazed window to the front elevation. Central heating radiator.

#### Living Room

15' 1" x 13' 0" (4.60m x 3.967m)

With sliding patio doors to the rear along with two adjoining glazed windows. Central heating radiator. Staircase leading to the first floor. Fire surround incorporating an electric fire.

#### Conservatory

9' 4" x 9' 9" (2.844m x 2.980m)

uPVC double glazed with doors out to the garden.

#### First Floor Landing

Airing cupboard.

#### Bedroom One

12' 0" x 13' 0" (3.649m x 3.961m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

#### Bedroom Two

11' 8" x 5' 8" (3.550m x 1.733m)

uPVC double glazed window to the front elevation. Central heating radiator.

#### Bathroom

5' 6" x 7' 0" (1.687m x 2.142m)

Fitted with a panelled bath with electric shower and folding shower screen over, pedestal wash hand basin and close coupled w.c. uPVC double glazed window to the front elevation. Neutrally decorated and having tiled splashback.

#### Outside

The front of the property has a fenced boundary with established bushes and shrubs and a concrete path to the front door and parking to the front. The rear garden has a walled boundary and paved for ease of maintenance. Timber shed.

## Lease Details

Lease Details Shared Ownership Yes Lease Term 99 years Lease Start Date 1 April 1994 Remaining Term 70 years

### Tenure

Believed to be Leasehold, 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

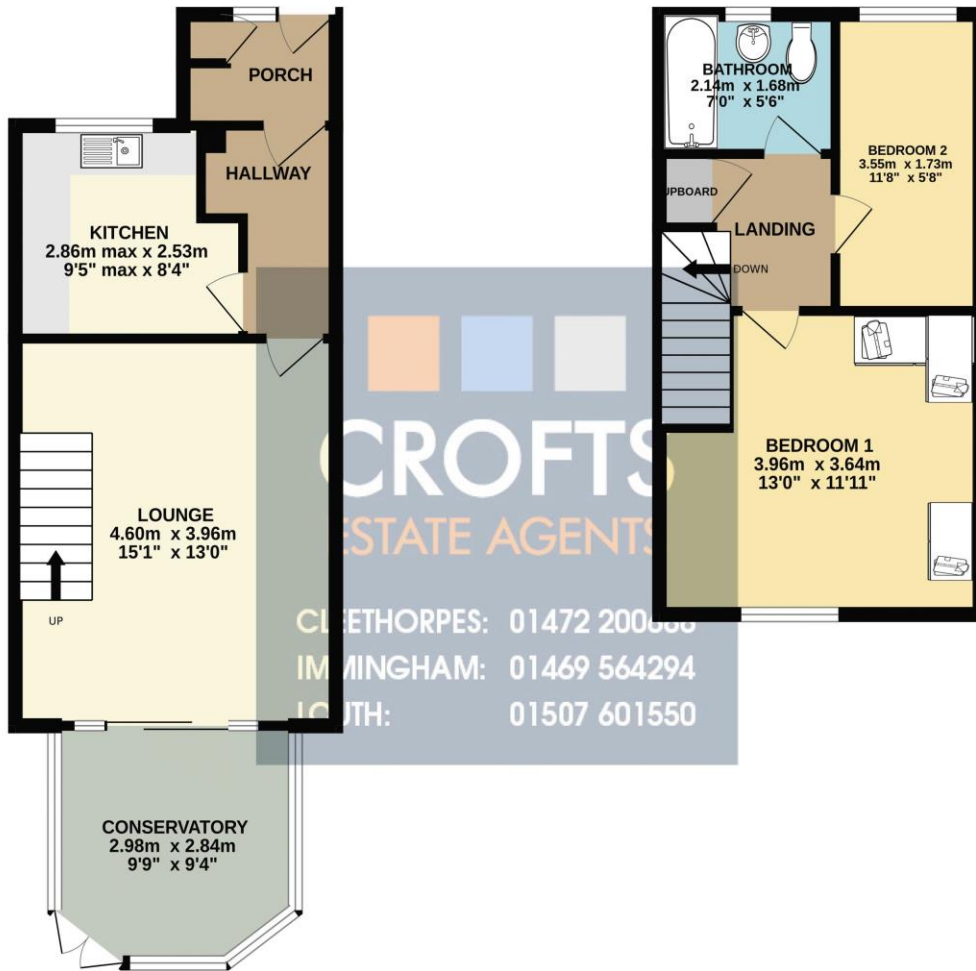
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
38.9 sq.m. (419 sq.ft.) approx.

1ST FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



**CROFTS**  
STATE AGENTS

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TOTAL FLOOR AREA : 67.4 sq.m. (726 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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