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



Ashtree Avenue

Grimsby
DN34 4RB

Monthly Rental Of £695
Deposit Of £750

Crofts Estate Agents are delighted to bring to market this three-bedroom terraced property! Whilst tucked away down a quiet street, the property is situated close to a major bus route and is therefore well connected with the town. Internally the ground floor of the property has two spacious reception rooms, with the front lounge having a bay window allowing for plenty of natural light. To the rear of the ground floor there is a kitchen with a variety of wall and base units, with an integrated oven and under counter fridge and freezer. To the first floor there are two double bedrooms, and a third single bedroom along with a modern family bathroom with white three-piece suite and shower overhead. Externally there are low maintenance gardens to front and rear, with the rear garden being partly lawn and partly artificial grass. There is also an off-road parking space to the rear.

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Front

To the front elevation there is a low maintenance garden with paved walkways, and gravelled area. The boundary is secured by low brick wall and a feather edge fence.

Lounge

16' 11" x 12' 0" (5.15m x 3.65m)

The larger of the two reception rooms, the spacious lounge is situated between the dining room and kitchen with neutral decor including light blue patterned wallpaper and cream carpet. Double glazed window to rear elevation and gas centrally heated radiator along with electric fire.

Dining Room

14' 1" x 11' 6" (4.29m x 3.50m)

Situated at the front of the ground floor is a second reception room, likely used as a dining room. The room has a large bay window, and is painted cream with a purple feature chimney breast and cream carpet. Double glazed bay window to the front elevation and gas centrally heated radiator.

Kitchen

12' 10" x 8' 3" (3.91m x 2.51m)

Accessed via the lounge and situated at the rear of the ground floor the kitchen has a range of white wall and base units providing ample storage space. The kitchen has dark grey marble effect laminate worktops, sink and drainer, integrated oven and under

counter fridge and freezer. Double glazed window to side elevation and centrally heated radiator.

Bedroom One

12' 0" x 11' 6" (3.65m x 3.50m)

The first of two double bedrooms, situated at the front of the property. The room is neutrally decorated with cream carpet and light grey painted walls. Double glazed window to the front elevation and centrally heated radiator.

Bedroom Two

12' 0" x 11' 6" (3.65m x 3.50m)

A second double bedroom situated at the rear of the property. The room is neutrally decorated with white walls and cream carpets, and has a cupboard housing the boiler fitted with CO alarm. Double glazed window to the rear elevation and centrally heated radiator.

Bedroom Three

8' 0" x 5' 5" (2.44m x 1.65m)

The third bedroom is a smaller single bedroom, or can be used as an office space. The room has pink star wallpaper, and cream carpet. Double glazed window to front elevation and centrally heated radiator.

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

The property has a modern family bathroom with white three piece suite. The bath has a shower overhead and a glass shower screen, all taps and towel rail all in chrome. Frosted double glazed unit to the rear elevation and centrally heated towel rail.

Garden

The garden is of good size and is part lawn, part artificial grass. There is a paved walkway to the bottom of the garden which has a shed. There is a parking space to the rear of the garden which is off-road, and can be accessed via the rear gate.

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

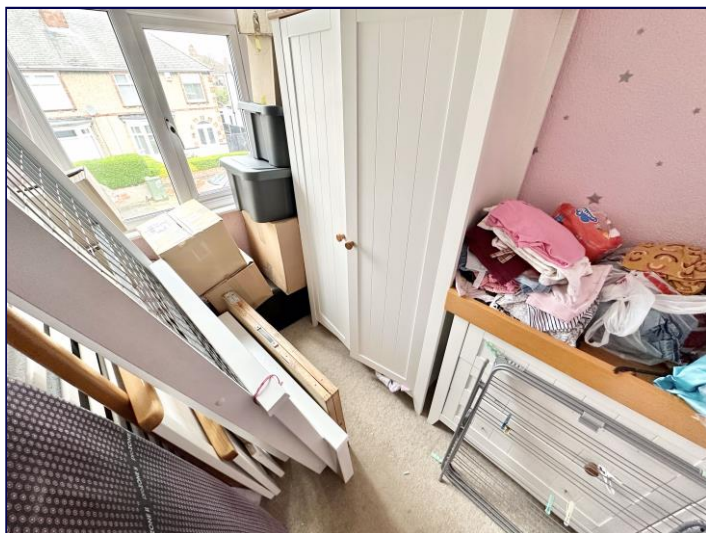
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

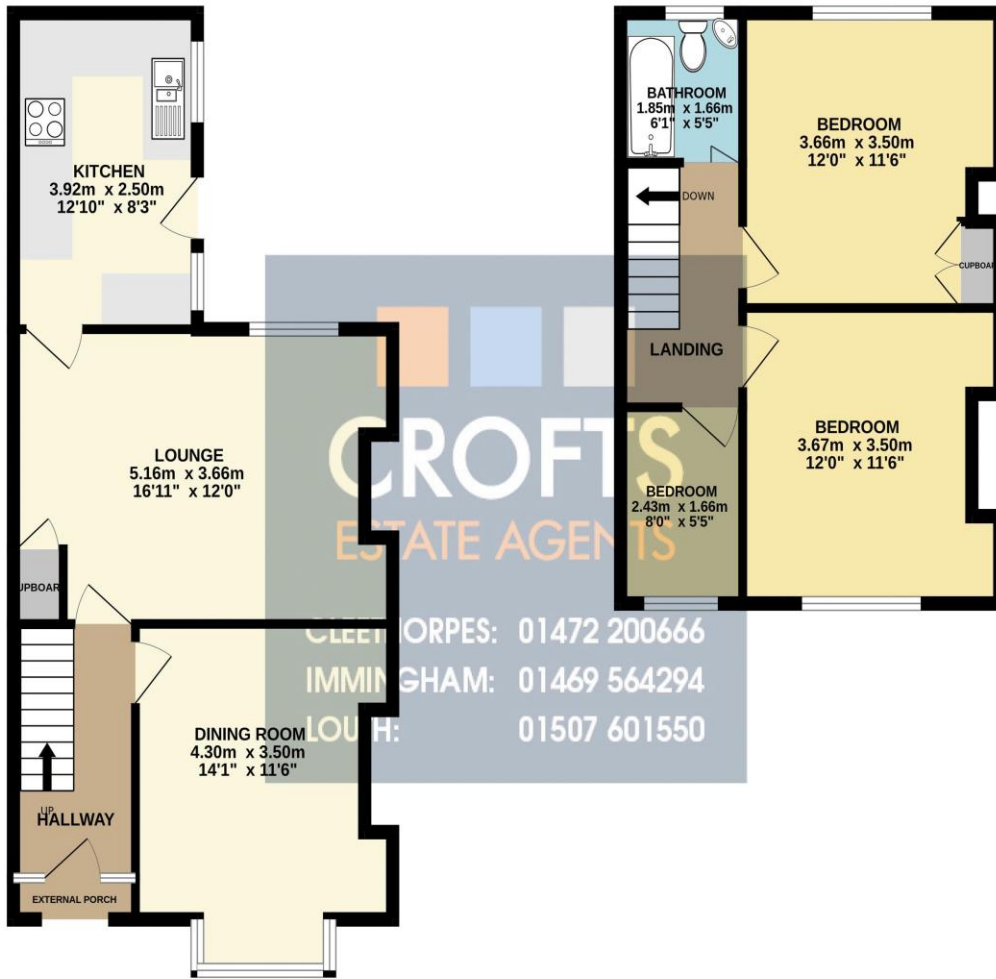
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure



GROUND FLOOR
47.7 sq.m. (513 sq.ft.) approx.

1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 84.7 sq.m. (912 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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