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Heneage Road

Grimsby
DN32 9JJ

Offers in the Region Of £95,000

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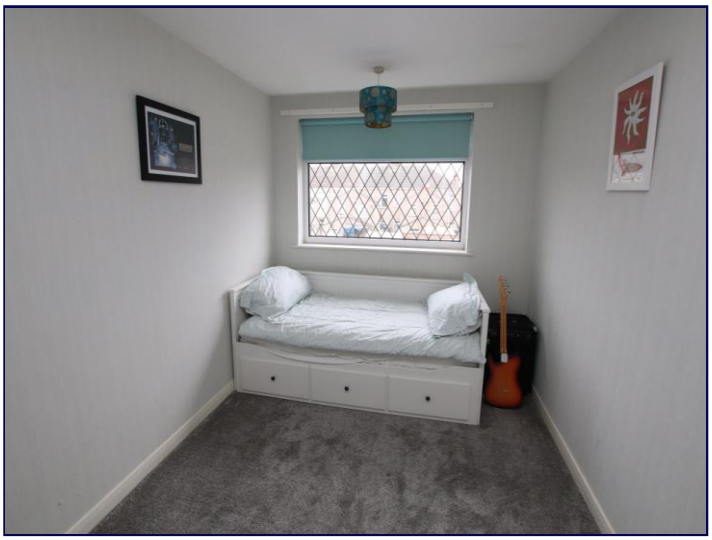


Property Introduction
This well-presented two-bedroom end-terrace property offers an excellent opportunity for a wide range of buyers, from first-time purchasers to investors. The home is maintained to a good standard throughout and benefits from gas central heating and uPVC double glazing. A particular highlight is the garage located to the rear, situated within a secure, lockable residents' yard. The accommodation briefly comprises: entrance hallway, spacious open-plan lounge/dining area, fitted kitchen, landing, two bedrooms, and a family bathroom. Externally, the property features low-maintenance gardens to both the front and rear, making it an ideal home for those seeking easy upkeep. This attractive property offers comfortable living in a convenient setting and viewing is highly recommended.

Entrance Hallway
uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge
13' 11" x 11' 2" (4.238m x 3.403m)
Pleasantly presented and having uPVC double glazed window to the front elevation. Laminate wood flooring. Central heating radiator. Wall mounted electric fire. Opening to the dining area.

Dining Area
10' 8" x 7' 6" (3.248m x 2.288m)
Sliding patio doors to the rear. Central heating radiator.

Kitchen
6' 7" x 10' 10" (2.015m x 3.293m)
The kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob. Tiled splashback. Plumbing for a washing machine. Integrated wine cooler. Wall mounted Worcester boiler installed around 18 months ago. uPVC double glazed window and entrance door to the rear elevation.

First Floor Landing
Coving and loft access to the ceiling.

Bedroom One
12' 4" x 14' 7" (3.755m x 4.444m)
Offering two uPVC double glazed windows to the front elevation. Central heating radiator. Fitted with wardrobes to two walls. Cupboard over the stairs. Central heating radiator.

Bedroom Two
12' 4" x 8' 7" (3.769m x 2.625m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom
6' 6" min x 5' 7" (1.974m x 1.691m)
Fitted with a panelled bath with electric shower over, low level w.c and a wash hand basin. Central heating towel radiator. uPVC double glazed window to the rear elevation.

Outside

The property offers low maintenance front and rear gardens, with rear being decked ideal for outdoor entertaining. Gated access takes you into a gated residents compound where you also find the garage for the property.

Garage
16' 0" x 8' 6" (4.881m x 2.594m)
With up and over door and having light and power.

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.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 websitewww.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.

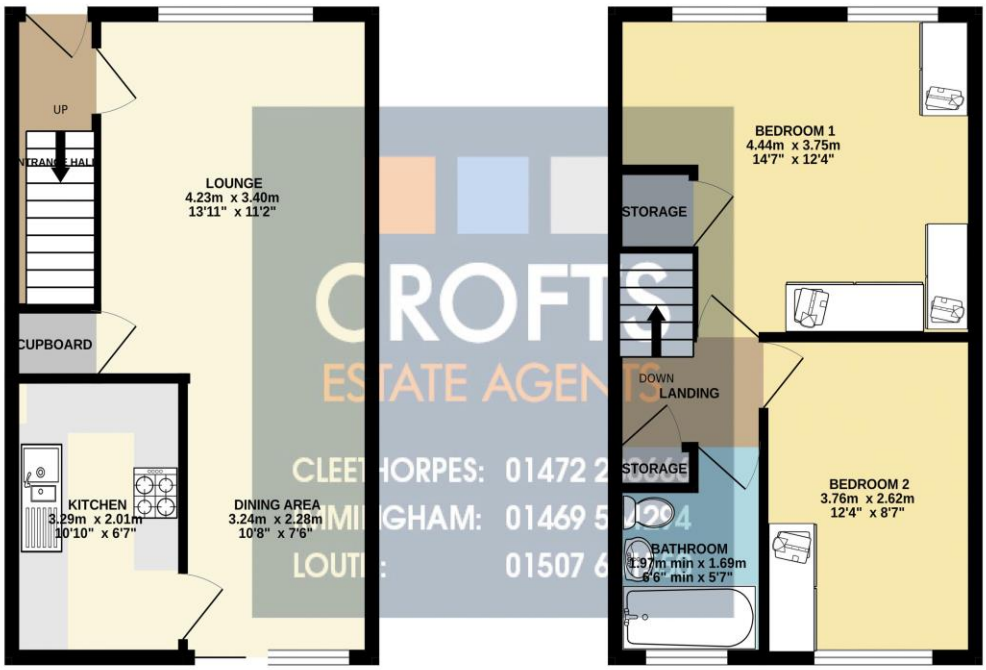
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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

GROUND FLOOR
33.2 sq.m. (357 sq.ft.) approx.

1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



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TOTAL FLOOR AREA : 66.3 sq.m. (714 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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