



# CROFTS ESTATE AGENTS

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



## Mallard Mews

Grimsby  
DN32 9PW

Offers in the Region Of £74,950

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### Property Introduction

**\*An Attractive Opportunity Awaits!\*** This two-bedroom mid-terrace house presents a compelling proposition for first-time buyers and property investors alike, with no forward chain and vacant possession. Boasting a modern layout and recently redecorated throughout, this property is ready to move into and features new carpet throughout the living room, stairs and landing. The accommodation comprises an entrance porch, kitchen diner, and spacious lounge with French doors leading to the rear gardens. The first floor boasts one large double bedroom, a good-sized single room, and a well-presented bathroom with shower over the bath. Outside, the rear features a tidy slabbed courtyard garden with soil borders, while the front has a small gravel garden area for bin storage and a bloc-paved driveway for parking. With rents approaching £600 PCM, this property offers an attractive annual return of approximately 10%, making it an excellent opportunity for investors. For first-time buyers, this property provides an affordable entry point into the property market, with the potential to benefit from capital growth and rental income. Schedule a viewing today to capitalize on this fantastic opportunity!

### Entrance porch

4' 8" x 6' 6" (1.43m x 1.97m)

A small entrance porch makes a really useful space for shoes and jackets and has cream decor, light brown carpet, ceiling light with uPVC frosted door and window to the front.

### Lounge

15' 1" x 13' 0" (4.60m x 3.97m)

A spacious lounge has uPVC doors opening into the garden, pale brown carpet, cream decor, two radiators, two uPVC windows to the rear, pendant light and is open plan to the stairs to the first floor.

### Kitchen diner

8' 4" x 13' 0" (2.53m x 3.97m)

The kitchen has pale wood wall and base units to two sides of the room with charcoal work tops and stainless steel sink drainer over, white tiled splash backs. The is space for washing machine and dishwasher, cooker with fixed extractor over and tall fridge freezer. The room has wood laminate flooring, radiator, space for dining table and chairs, ceiling light, uPVC window to the front white decor.

### Stairs and landing

Open plan to the lounge the stairs have light brown carpet, cream decor and pendant light to the landing.

### Bedroom One

12' 0" x 9' 9" (3.66m x 2.98m)

The largest bedroom is a double room with cream decor, brown carpet, radiator, pendant light, uPVC floating bay window and storage over the stairs.

### **Bedroom Two**

11' 7" x 6' 8" (3.53m x 2.03m)

A single bedroom with brown carpet, cream decor, uPVC window to the front, radiator, pendant light and loft access.

### **Family Bathroom**

6' 2" x 6' 6" (1.88m x 1.98m)

The bathroom has a white three piece suite with shower over the bath, fully tiled grey walls, wood laminate flooring, radiator, ceiling light, and uPVC frosted window to the front.

### **Rear garden**

The rear garden is enclosed with tall timber fencing with slab patio having soil border to the perimeter.

### **Front garden and parking**

The property has one allocated parking space as part of the freehold purchase which is block paved and to the front, There is a small gravel garden where the bins are currently kept.

### **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.

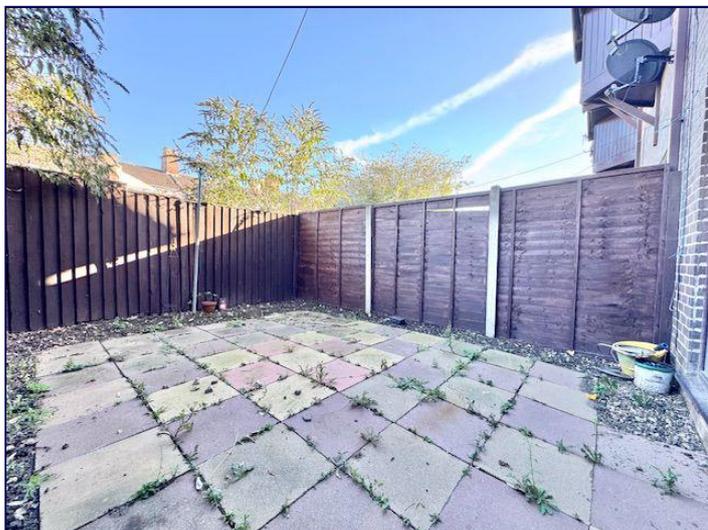
### **Broadband and Telecom Communications**

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>

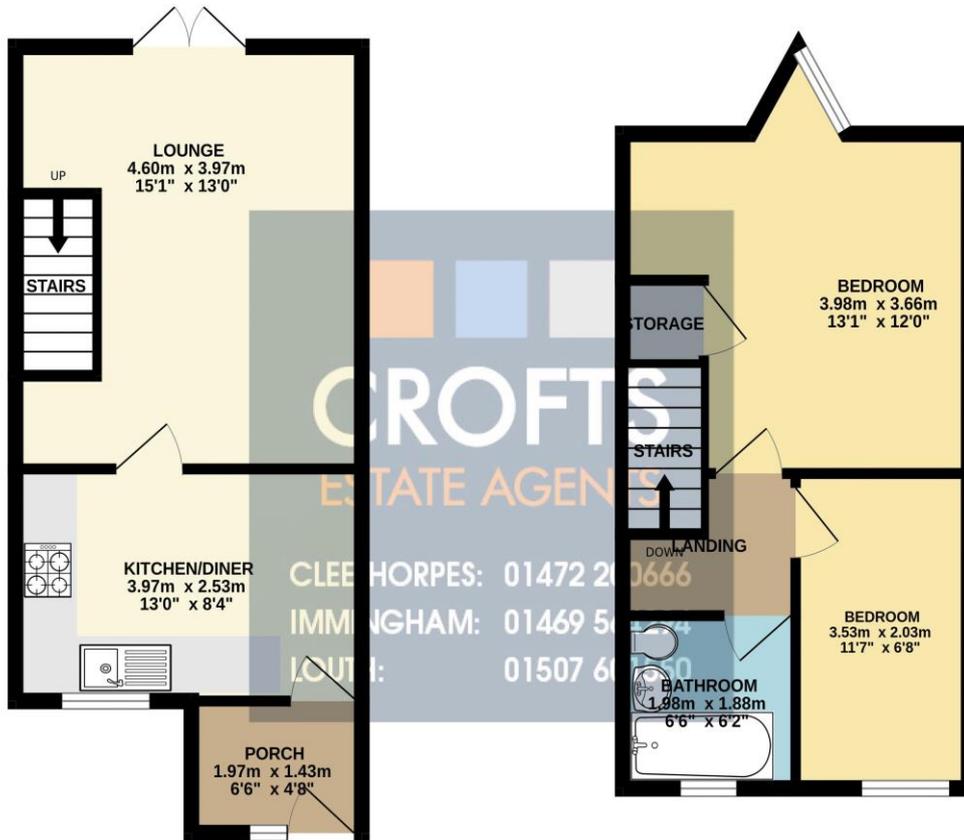
### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



GROUND FLOOR  
31.1 sq.m. (335 sq.ft.) approx.

1ST FLOOR  
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA: 60.0 sq.m. (646 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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