



CROFTS ESTATE AGENTS

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



Elsenham Road

**Grimsby
DN31 2QT**

Offers in Excess of £55,000

Offered for sale with no forward chain, is this three bedroom end of terrace house found within this established residential area and creates an ideal investment opportunity once the improvements are finished. The property has recently undergone some refurbishment and is now nearing completion with kitchen and bathroom to be installed shortly. The property offers majority uPVC double glazing and has central heating with the accommodation briefly comprising entrance porch, hallway, lounge, dining area, lobby, kitchen and cloakroom. To the first floor there is the landing, three bedrooms and a bathroom. Front and rear gardens.

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Entrance Porch

uPVC entrance door to the front elevation. Inner door to the hall.

Hallway

Door to dining room.

Lounge

11' 2" x 10' 5" (3.399m x 3.168m)

uPVC double glazed window to the front elevation. Central heating radiator. Double doors from the dining room.

Dining Room

15' 11" into stairs x 13' 10" (4.845m x 4.218m)

uPVC double glazed window to the rear. Central heating radiator. Staircase to the first floor.

Kitchen

12' 11" x 9' 1" (3.934m x 2.763m)

uPVC double glazed window to the side elevation. At the time the details were taken the kitchen was just being installed.

Lobby

Lobby area which could possibly make a utility for those wishing to do so and has entry door to the rear from the garden and door leading to a cloakroom.

Cloakroom

4' 8" x 2' 8" (1.419m x 0.812m)

Window to the side and fitted with a w.c.

First Floor Landing

Split level landing and having loft access.

Bedroom One

11' 3" x 13' 11" (3.426m x 4.242m)

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

Bedroom Two

12' 3" x 10' 9" (3.739m x 3.289m)

uPVC double glazed window to the rear. Central heating radiator.

Bathroom

6' 5" x 5' 11" (1.959m x 1.808m)

The bathroom was just being installed at the time details were being taken, but will be fitted with a p shaped shower bath, w.c and wash hand basin. uPVC double glazed window to the side elevation.

Bedroom Three

9' 1" x 5' 9" (2.781m x 1.740m)

uPVC double glazed window to the rear. Central heating radiator.

Outside

Gardens to both the front and rear elevations.

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.

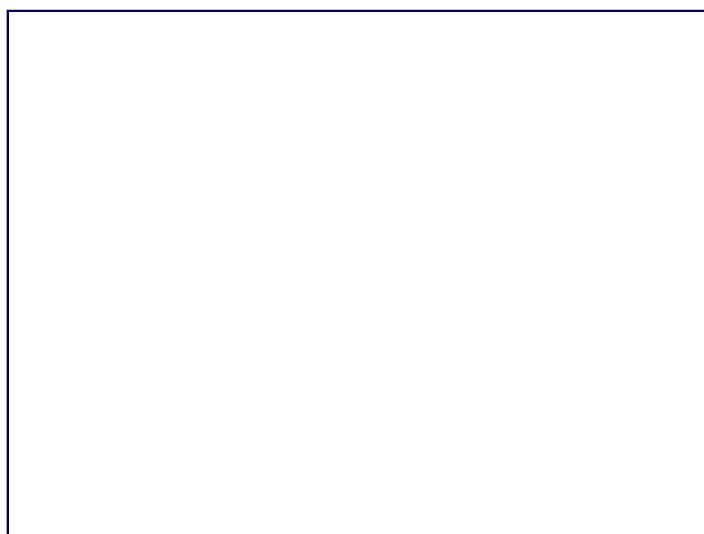
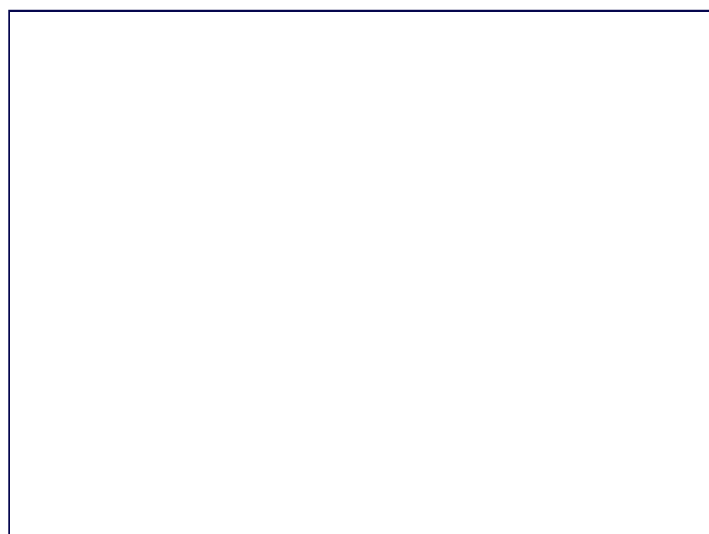
Property Management

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

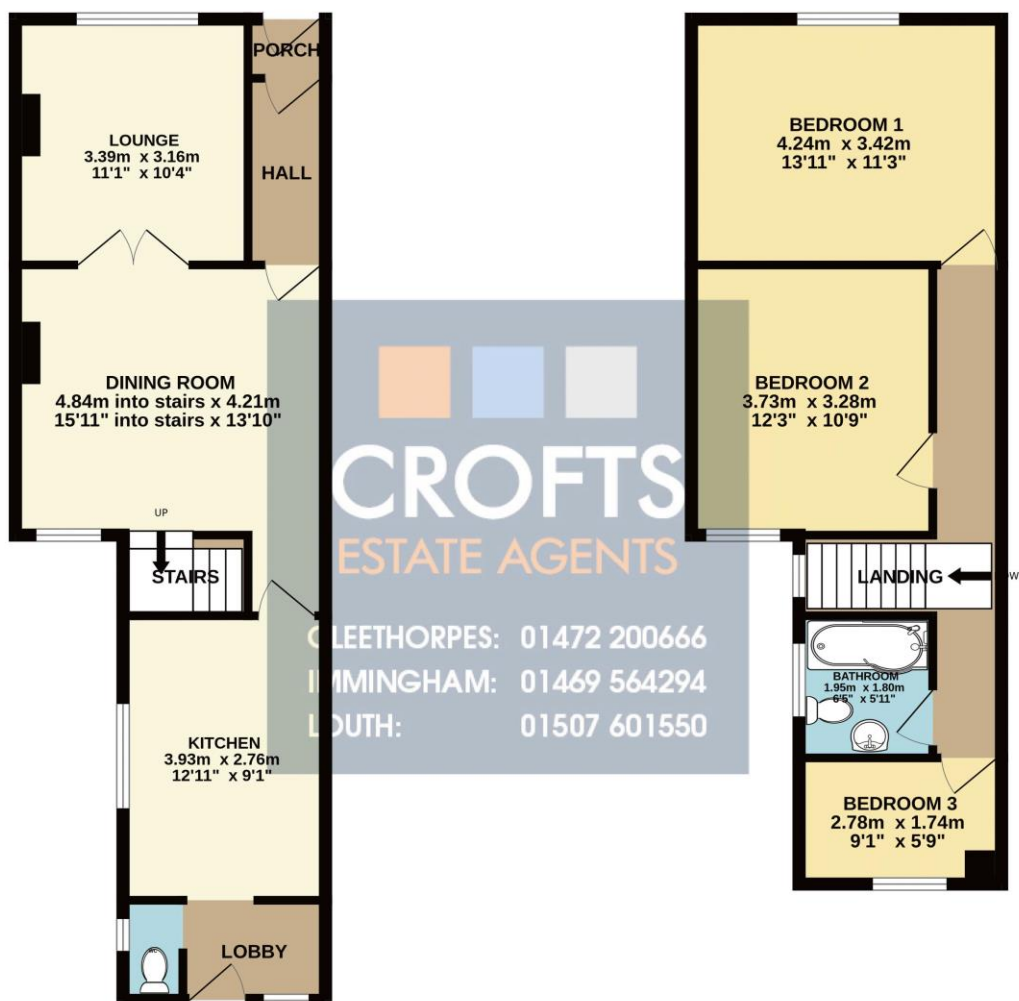
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



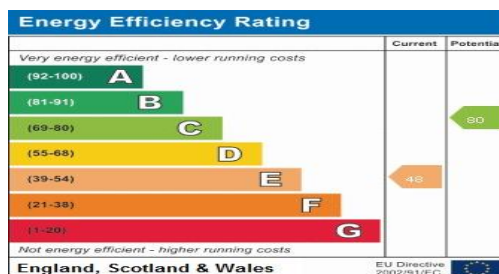
GROUND FLOOR
47.2 sq.m. (508 sq.ft.) approx.

1ST FLOOR
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (972 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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