

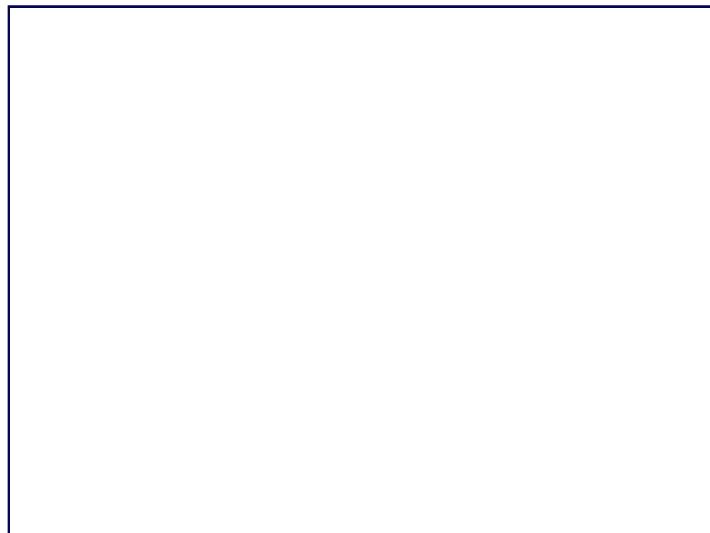
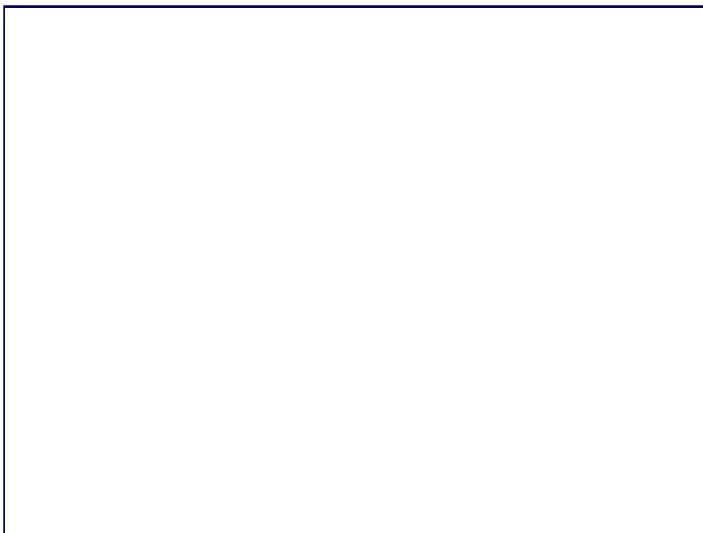


Elsenham Road

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.



#### **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.

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**Immingham      01469 564294**  
**Louth      01507 601550**

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**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](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.

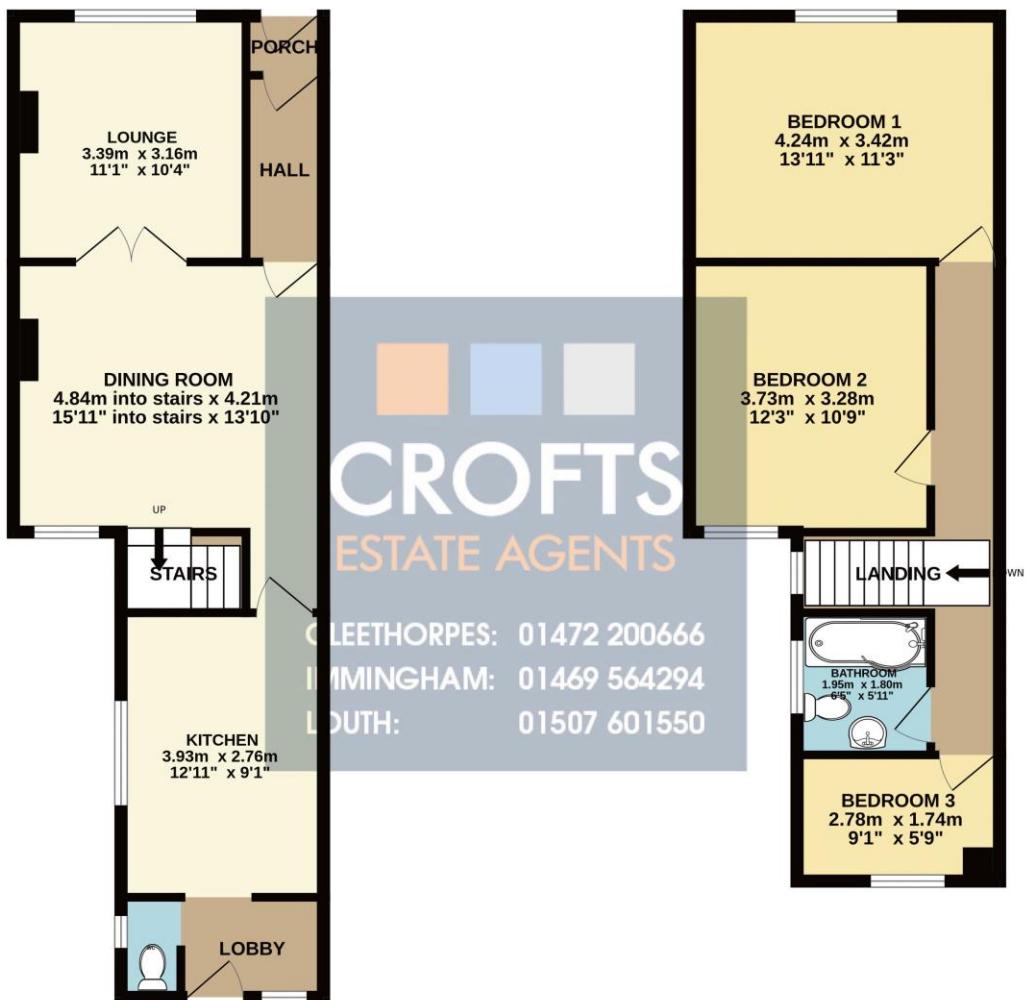
**Mortgage and Financial Advice**

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 HOME 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.

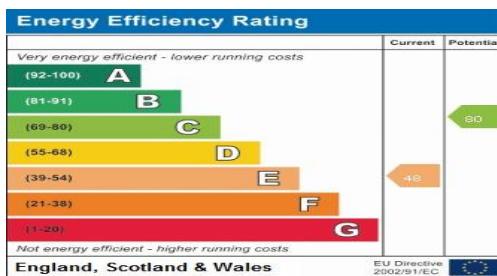
1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



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 security, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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