



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



99 David Street
Grimsby
DN32 9NN

**Auction Guide Price
£70,000**

**** For sale by Modern Method of Auction: Starting Bid £70,000 plus Reservation Fee **** Crofts estate agents are delighted to offer for CASH BUYERS ONLY and with NO FORWARD CHAIN this spacious mid terrace property located within the town of Grimsby. Nearby to local amenities and schools the property doesn't have a fitted kitchen, central heating system or bathroom but is decorated white throughout on fresh plastered walls with grey painted doors and woodwork give a fresh and modern feel. There are also gardens to the front and rear and the property benefits from uPVC double glazing. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Entrance Hall

Entering the property reveals a wooden floor.

Lounge

10' 10" x 10' 5" (3.30m x 3.18m)

The lounge has a bay window to the front elevation and a wooden floor.

Dining Room

13' 1" x 7' 5" (3.99m x 2.27m)

The dining room has a window to the rear elevation and a wooden floor.

Kitchen

12' 4" x 8' 8" (3.77m x 2.64m)

The kitchen has a window and door to the side elevation.

Bathroom

6' 0" x 8' 4" (1.82m x 2.55m)

The bathroom has an opaque window to the rear and side elevations.

First Floor Landing

With access to the loft and a built in cupboard.

Bedroom One

11' 4" x 13' 11" (3.46m x 4.25m)

Bedroom one has a window to the front elevation.

Bedroom Two

9' 3" x 8' 8" (2.82m x 2.64m)

Bedroom two has a window to the rear elevation. There is also space for an en-suite or dressing room.

Bedroom Three

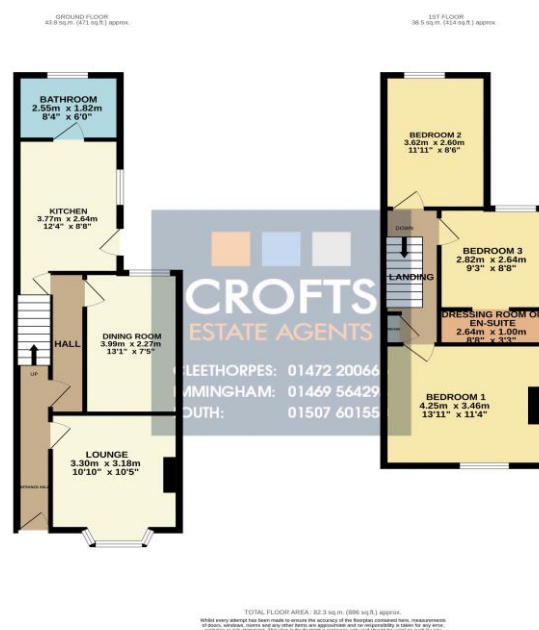
11' 11" x 8' 6" (3.62m x 2.60m)

Bedroom three has a window to the rear elevation.

AGENTS NOTE

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and

provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.