

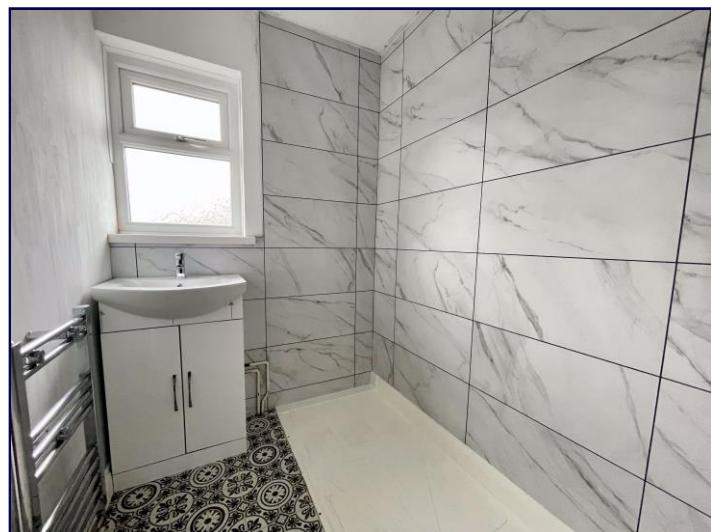


Chepstow Grove

Grimsby
DN34 5LE

Offers in the Region Of
£89,950

Crofts estate agents are delighted to offer for sale **WITH NO FORWARD CHAIN** this spacious mid terrace property which is located within the town of Grimsby. Ideal for a first time buyer or investor, this property comes with viewing highly advised. Nearby there a wide variety of local amenities and schools and also great road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three good sized bedrooms, the bathroom and WC. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

Lounge

13' 0" x 11' 9" (3.95m x 3.57m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Dining Room

9' 5" x 8' 11" (2.88m x 2.73m)

The dining room has a window to the rear elevation, a radiator and a tiled floor. There is also a cupboard with the boiler inside.

Kitchen

9' 5" x 8' 9" (2.88m x 2.66m)

The kitchen has a window and door to the rear elevation, a tiled floor and a range of fitted units with a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

13' 1" x 11' 0" (3.98m x 3.36m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

9' 5" x 11' 11" (2.86m x 3.62m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.65m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 9" x 4' 9" (1.75m x 1.45m)

The bathroom has an opaque window to the rear elevation, a heated towel rail, partially tiled walls, vinyl flooring, a vanity basin and the electric shower is at the property but just requires installation.

WC

5' 9" x 2' 9" (1.75m x 0.84m)

The WC has an opaque window to the rear elevation, vinyl flooring and a WC.

Outside

There are gardens to the front and rear with a secure outbuilding for storage in the rear garden.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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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.

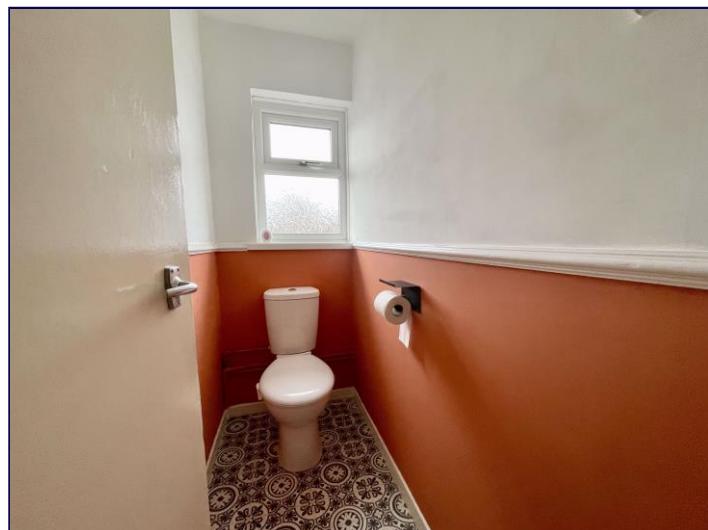
Property Management

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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 77.6 sq.m. (835 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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