



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Florence Street (GFF & FFF)

Grimsby
DN32 0JH

Offers in the Region Of
£122,000

****ATTENTION INVESTORS**** Crofts are pleased to be able to offer for sale this great investment opportunity comprising of two self contained flats which are currently tenanted with both sets of tenants showing a strong interest in remaining. The ground floor tenant has been there long term and currently pays £411pcm and the first floor tenant is currently paying £475pcm, producing a rental yield of around 8.5%. The properties benefit from gas central heating and uPVC double glazing, with the ground floor comprising entrance, dining room or second bedroom, lounge, kitchen, bathroom and bedroom. To the first floor there is a landing, lounge, kitchen, bathroom and two bedrooms. Gardens to the front and rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Communal Hallway

Doors to the ground floor and first floor flats.

GF Hall

Doors to the lounge and bedroom/dining room.

GF Bedroom Two / Dining Room

12' 4" plus bay x 10' 9" (3.771m x 3.271m)

A multi use room offering uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator.

GF Lounge

13' 5" x 11' 3" (4.091m x 3.438m)

uPVC double glazed window to the rear elevation. Central heating radiator. Decorative fire surround.

GF Lobby

Understairs recess and door to the kitchen.

GF Kitchen

9' 5" x 9' 2" (2.864m x 2.803m)

uPVC double glazed window and entrance door to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Electric cooker point. Plumbing for a washing machine. Radiator.

GF Rear Lobby

Doors to the bathroom and main bedroom.

GF Bathroom

5' 0" x 6' 4" (1.516m x 1.928m)

Offering uPVC double glazed window to the side elevation, the bathroom is equipped with a panelled bath, w.c and pedestal wash hand basin. Splashback tiling. Central heating radiator.

GF Bedroom One

11' 2" x 9' 2" (3.413m x 2.805m)

uPVC double glazed window to the side elevation. Central heating radiator. Wall mounted gas boiler.

FF Flat Landing

Doors to all rooms.

FF Lounge

12' 5" x 11' 0" (3.78m x 3.36m)

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

FF Bedroom Two

8' 5" x 6' 11" (2.553m x 2.106m)

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

FF Bedroom One

13' 5" x 8' 8" (4.099m x 2.644m)

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

FF Bathroom

5' 1" x 6' 1" (1.560m x 1.853m)

Fitted with a pedestal wash hand basin, w.c and panelled bath. Splashback tiling. uPVC double glazed window to the side elevation. Central heating radiator.

FF Kitchen

9' 6" x 9' 2" (2.894m x 2.790m)

uPVC double glazed window to the rear elevation. Fitted with wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Plumbing for a washing machine. Electric cooker point.

Outside

The property has gardens to the front and rear elevations, with the rear garden being of the sole use for the ground floor.

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

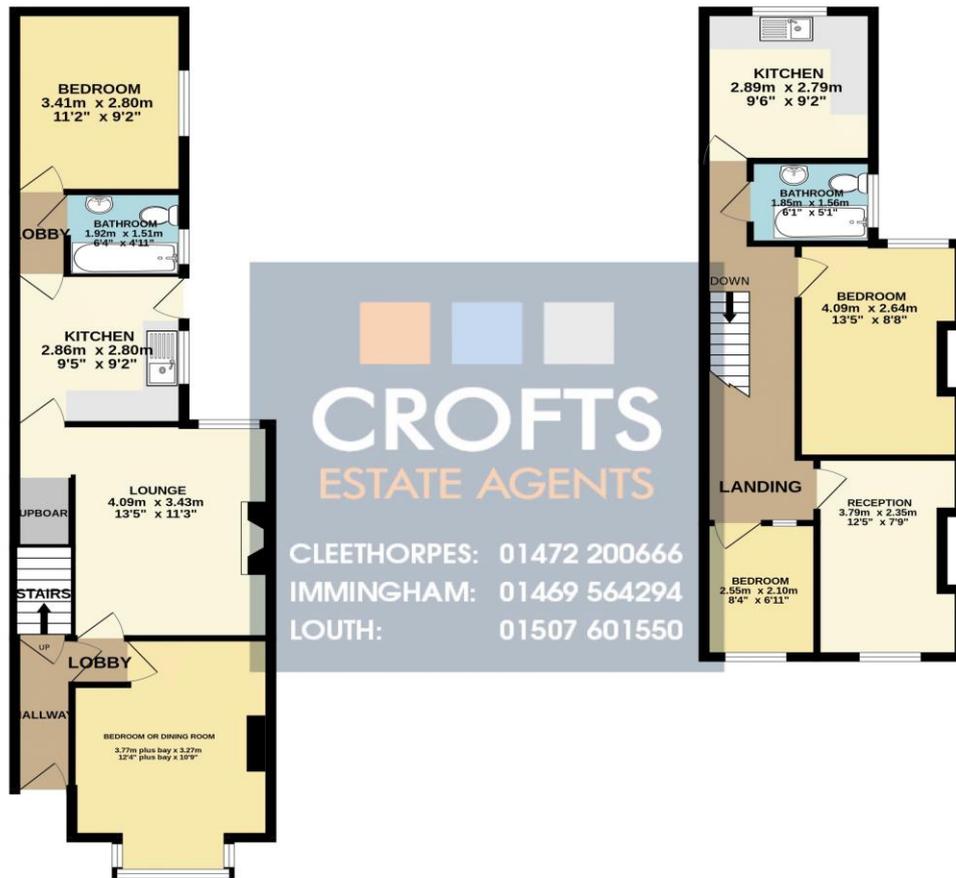
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
54.4 sq.m. (586 sq.ft.) approx.

1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA: 98.9 sq.m. (1065 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		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.