



CROFTS ESTATE AGENTS

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



Mallard Mews

Grimsby
DN32 9PW

£65,000

NO FORWARD CHAIN - IDEAL FOR A VARIETY OF BUYERS - Crofts estate agents are delighted to offer for sale with **NO FORWARD CHAIN** this quaint end of terrace property located within the town of Grimsby. Set within this established small development within easy access to the town centre and a wide variety of local amenities. Internal viewing will reveal the entrance area, kitchen, lounge-diner, two bedrooms and the bathroom. With gardens to the front and rear along with communal parking. The property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

4' 4" x 6' 2" (1.32m x 1.87m)

The entrance is accessed through the front door and reveals a door to the kitchen.

Kitchen

8' 3" x 13' 0" (2.51m x 3.96m)

The kitchen has a window to the front elevation, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and a breakfast bar.

Lounge/Diner

15' 1" x 13' 0" (4.60m x 3.96m)

The lounge-diner has French doors with a window either side to the rear elevation, a radiator and wooden flooring.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

11' 11" x 9' 7" (3.64m x 2.92m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also two built in cupboards.

Bedroom Two

11' 8" x 6' 6" (3.56m x 1.99m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the loft.

Bathroom

6' 4" x 6' 2" (1.92m x 1.89m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with an electric shower over.

Outside

With communal parking and gardens to the front and rear elevation, the rear garden is great size and continues to the side of the property.

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

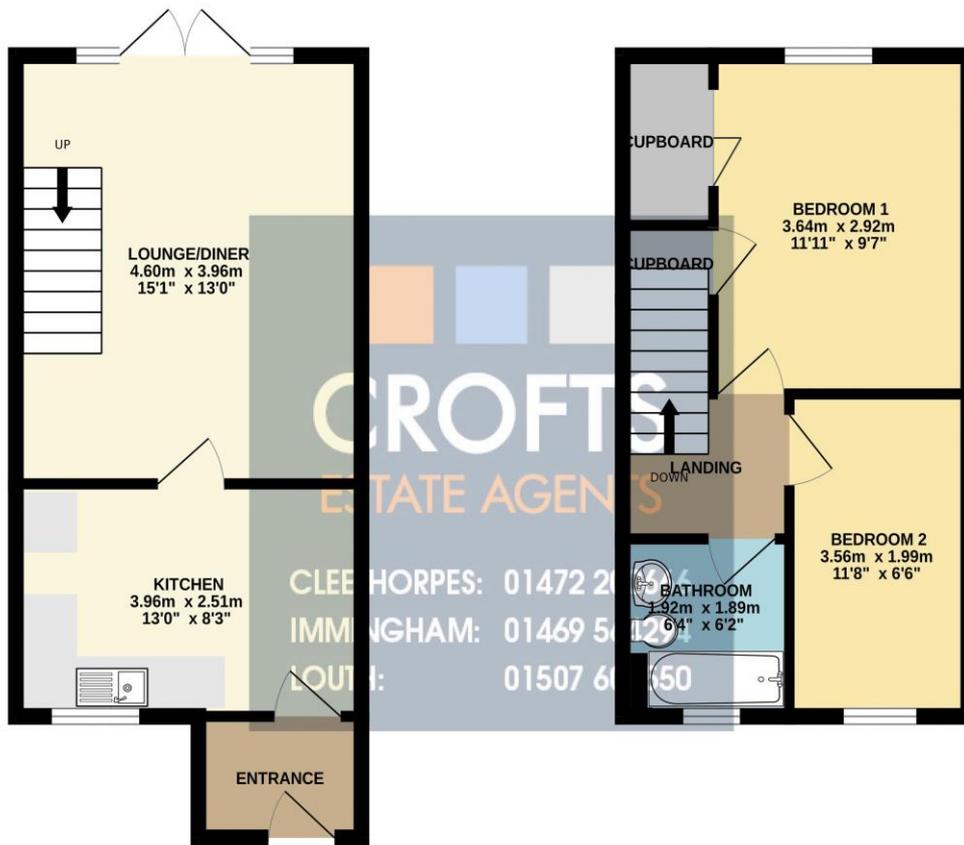
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
30.7 sq.m. (330 sq.ft.) approx.

1ST FLOOR
28.1 sq.m. (302 sq.ft.) approx.



TOTAL FLOOR AREA: 58.7 sq.m. (632 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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