



CROFTS ESTATE AGENTS

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



Fairmont Road

Grimsby
DN32 8DX

Offers in the Region Of
£84,950

Crofts estate agents are pleased to offer for sale with NO FORWARD CHAIN this mid terrace property which is located within close proximity to Grimsby town centre. Ideally suited to a first time buyer, this property is sure to be popular and comes with viewing highly advised. Nearby to a wide variety of local amenities, schools and bus links as well as being only a short drive or bus journey to Grimsby town centre itself. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor there are two double bedrooms. Externally there are gardens to front and rear with the rear having a lovely decked area and an abundance of raised beds, established shrubs and a lawn. 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: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

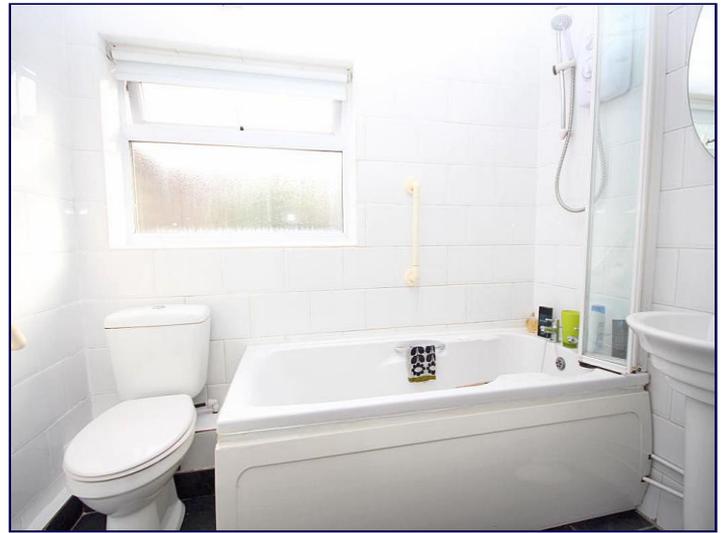
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Entrance Hall

Entering into the property reveals a porch way into the entrance hall through a further uPVC door with a radiator and a carpeted floor.

Lounge

10' 1" x 9' 9" (3.07m x 2.98m)

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

Dining Room

11' 3" x 13' 2" (3.44m x 4.01m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

The kitchen has a window and door to the side elevation, a tiled floor and a modern fitted kitchen in a white high gloss with a sink and drainer, plumbing for a washing machine and an electric oven and hob with extractor over.

Bathroom

4' 11" x 7' 10" (1.49m x 2.39m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a modern white suite with a WC, basin and bath an electric shower over.

First Floor Landing

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

Bedroom One

10' 2" x 15' 1" (3.10m x 4.59m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Two

11' 4" x 15' 2" (3.46m x 4.62m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Outside

The front garden is low maintenance with a gate providing access to the front door. The rear garden has a lawn, decked area ideal for alfresco dining, raised beds and established shrubs and trees. There is also a gate to the side passage and is all enclosed by perimeter brick walls and fencing.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

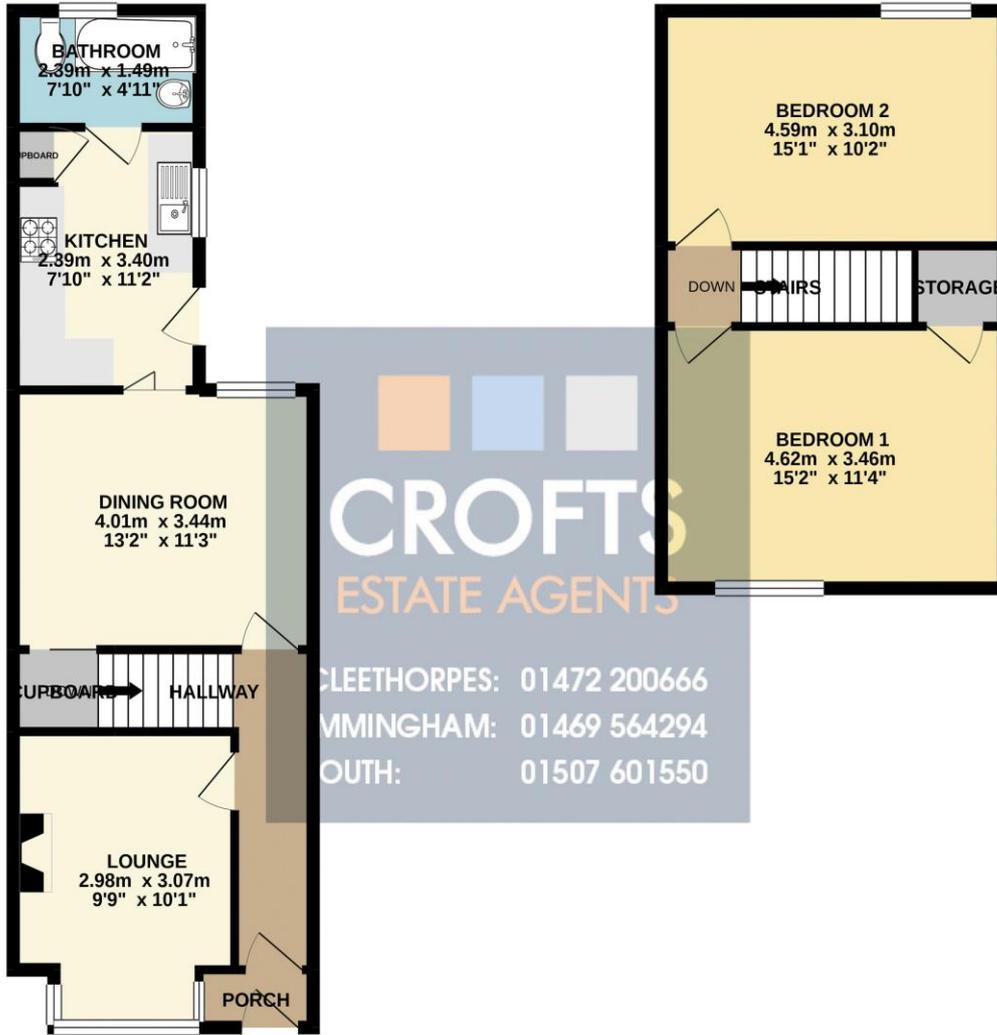
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
45.7 sq.m. (492 sq.ft.) approx.

1ST FLOOR
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (871 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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