



Fairmont Road

Grimsby  
DN32 8DX

Offers in the Region Of  
£99,950

An absolutely stunningly presented three bedroom mid terrace house comes to the market here with NO FORWARD CHAIN. Currently tenanted this property has been lovingly cared for not just by landlord but by tenant alike. The property enjoys the benefit of a beautiful kitchen with fitted appliances including NEFF dishwasher and oven grill, a beautiful new bathroom with shower over the bath and fully tiled walls plus a new roof to the main and rear parts of the building within the last two years. The property makes a great first of second time buy or even as a buy to let investment with rents achieving £625 PCM for this type of property. The lovely family home briefly comprises, entrance porch and hall, lounge, sitting room, kitchen, ground floor kitchen, stairs and landing with three bedrooms to the first floor. Outside the property offers low maintenance front and well presented south facing rear with lawn, raised decking and retained well stocked soil borders. A

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

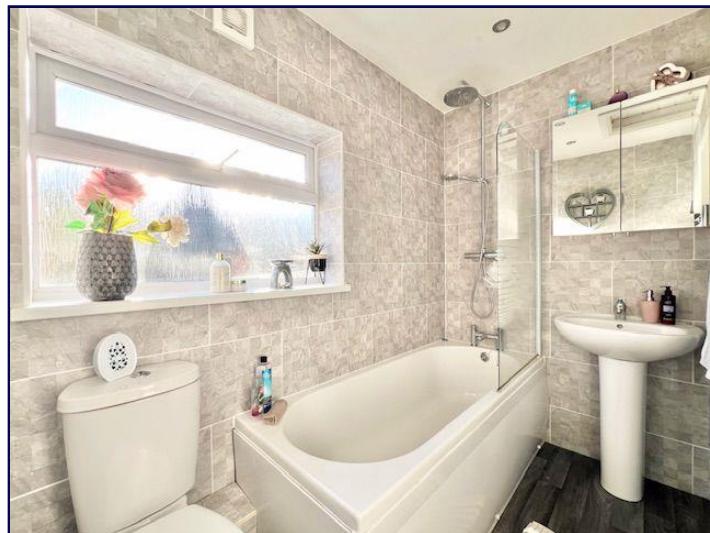
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: info@croftsestateagents.co.uk

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#### **Entrance porch**

2' 11" x 4' 11" (0.89m x 1.50m)

A small entrance porch has uPVC frosted door, uPVC window, grey wood vinyl floor, cream decor and radiator.

#### **Entrance hall**

12' 10" x 2' 11" (3.91m x 0.89m)

The entrance hall has neutral carpet and decor with painted blue wood panel to the lower part of the wall and decorative plaster work to the top portion over the picture rail. There is a pendant light, radiator and access to the stairs to the first floor.

#### **Lounge**

10' 2" x 9' 10" (3.09m x 2.99m)

The lounge has uPVC bay window with vertical blinds, neutral carpet and decor with feature wall to coving, cream granite effect fireplace with electric fire, radiator, pendant light and wall light.

#### **Sitting room**

11' 4" x 13' 2" (3.45m x 4.01m)

Another large reception room which could make a nice dining space has, uPVC window to the rear, blue decor and feature wall to coving, neutral carpet flooring, under stairs storage, radiator and pendant light.

#### **Kitchen**

11' 2" x 7' 10" (3.41m x 2.40m)

A modern cream kitchen has wall and base units to three sides with wood effect work tops and one and a half sink drainer over. The room has white tiled splash backs and herringbone style wood effect vinyl floor. There are integral appliances including electric hob, NEFF electric oven grill and NEFF dishwasher, low level fridge and freezer and space for washing machine. There is a vertical white radiator, uPVC frosted door and uPVC window to the side and four way ceiling light.

#### **Bathroom**

4' 8" x 7' 9" (1.43m x 2.35m)

A modern ground floor bathroom has matching white three piece bathroom suite with shower over bath and glass shower screen, grey wood effect vinyl floor, frosted uPVC window, three down lights, extractor and chrome towel radiator.

#### **Stairs and landing**

The stairs and landing have neutral decor and carpet with two pendant lights to the landing.

#### **Bedroom One**

10' 3" x 15' 1" (3.12m x 4.60m)

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A large double bedroom to the front of the property has neutral decor with feature wall, neutral carpet, pendant light, radiator, storage cupboard and uPVC window to the front.

#### **Bedroom Two**

12' 1" x 8' 2" (3.69m x 2.49m)

A double room with grey carpet, blue and white decor, radiator, pendant light and uPVC window to the rear.

#### **Bedroom Three**

7' 11" x 6' 7" (2.42m x 2.00m)

A smaller single room has uPVC window to the rear, radiator, pendant light, grey wood laminate floor and white decor.

#### **Rear garden**

A well presented south facing rear garden has neat lawn, raised timber decking, retained soil borders with mature panting that provide a good degree of screening, wall and fenced boundaries to over 6 feet high, timber gate to alley way and timber shed.

#### **Front garden**

Low maintenance concrete front garden with a wall boundary to all sides and metal gate to pavement.

#### **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](http://www.voa.gov.uk/cti)

#### **Free Valuations**

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#### **Mortgage and Financial Advice**

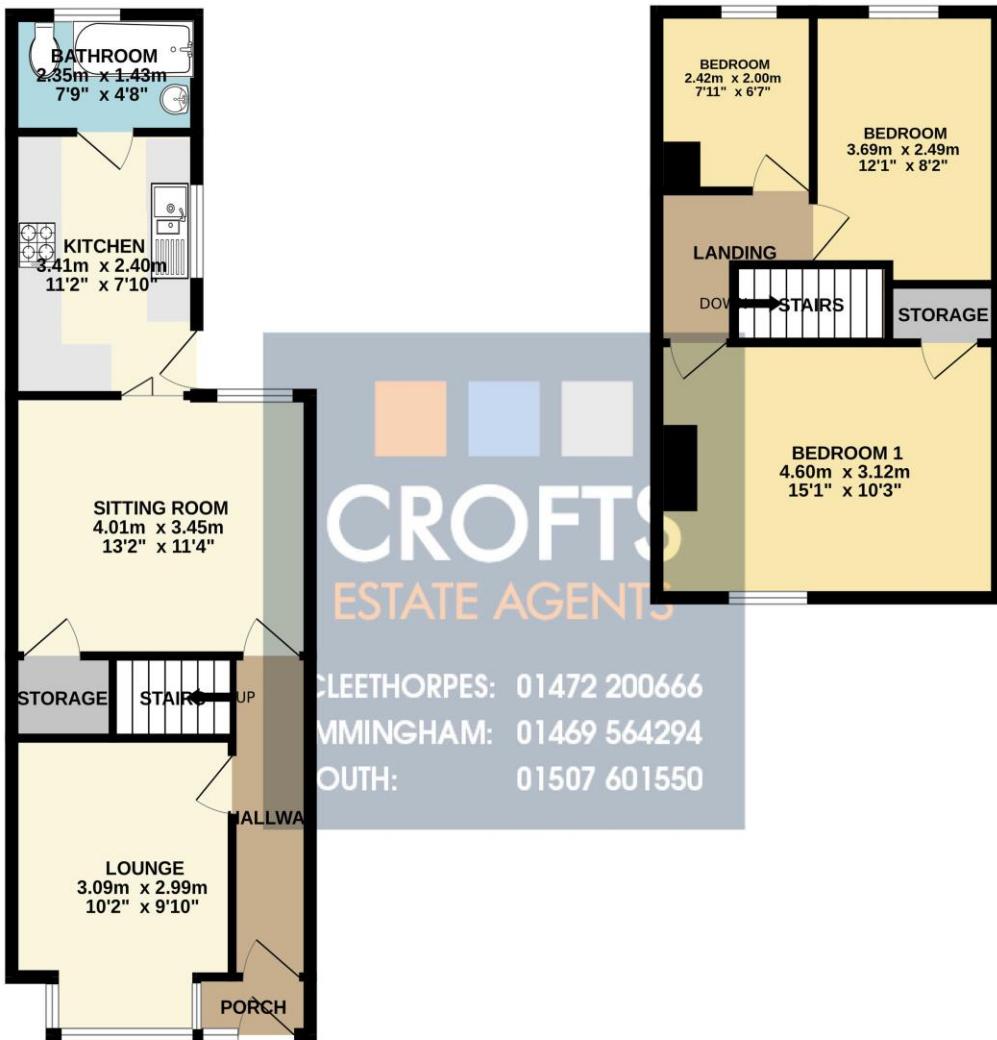
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR  
46.2 sq.m. (497 sq.ft.) approx.

1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (883 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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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D	67   D		
39-54	E			
21-38	F			
1-20	G			

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