



# CROFTS ESTATE AGENTS

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



Cromwell Road

Grimsby  
DN31 2BN

Offers in the Region Of £129,950

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### Property Introduction

Offered for sale with no forward chain, Crofts are delighted to present this well-presented three-bedroom modern mid-terrace home, complete with en-suite to the main bedroom and allocated parking to the rear. This attractive property offers a ready-to-move-into home, ideal for a variety of buyers — from first-time purchasers to investors. Benefitting from gas central heating and uPVC double glazing, the accommodation briefly comprises: entrance hallway, cloakroom, lounge, kitchen diner, landing, family bathroom, and three bedrooms, including a main bedroom with en-suite. Outside, there are gardens to the front and rear, along with parking at the rear of the property. Early viewing is highly recommended.

### Entrance Hallway

Entrance door to the front elevation. Staircase to the first floor. Coving to the ceiling. Central heating radiator.

### Cloakroom

With central heating radiator, and having low level w.c and corner basin with tiled splashback. Fitted extractor.

### Lounge

15' 0" x 10' 8" (4.563m x 3.258m)

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

### Kitchen/Diner

10' 1" x 17' 5" (3.061m x 5.308m)

A well proportioned dining kitchen which runs across the width of the rear of the property. Offering uPVC double glazed window and French doors to the rear elevation, the kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset sink and drainer.. Splashback tiling. Integrated oven and four ring gas hob. Plumbing for a washing machine. Baxi boiler. Central heating radiator.

### First Floor Landing

Loft access to the ceiling. Central heating radiator. Airing cupboard housing a hot water cylinder.

### Bedroom One

9' 0" x 11' 1" (2.753m x 3.385m) minimums

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

### Ensuite

5' 7" x 6' 0" (1.693m x 1.835m)

uPVC double glazed window to the front elevation. Equipped with a close coupled w.c, wash hand basin with storage shelving beneath and finally a shower cubicle with electric shower. Splashback tiling. Central heating radiator.

### Bedroom Two

8' 10" x 10' 10" max (2.681m x 3.310m)

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

### Bedroom Three

9' 6" x 6' 3" min (2.884m x 1.917m)

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

### Family Bathroom

5' 6" x 7' 0" (1.674m x 2.134m)

Fitted with a low level w.c, pedestal wash hand basin and panelled bath with shower fitment. Splashback tiling. Fitted extractor fan. Central heating radiator.

### Outside

The property benefits from gardens to the front and rear elevations which are majority lawned. To the rear of the property there is allocated parking which can accommodate a couple of cars.

### 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.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: 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

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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

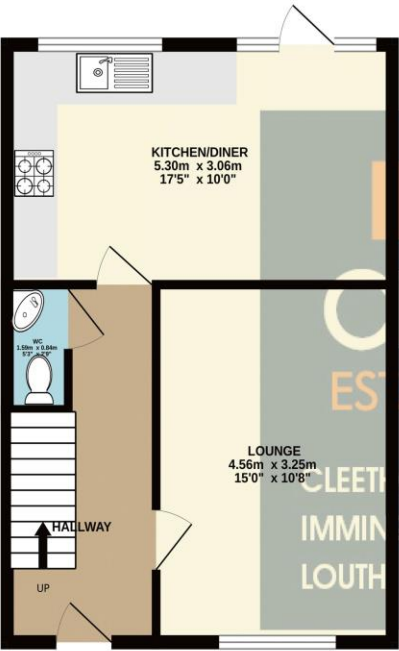
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

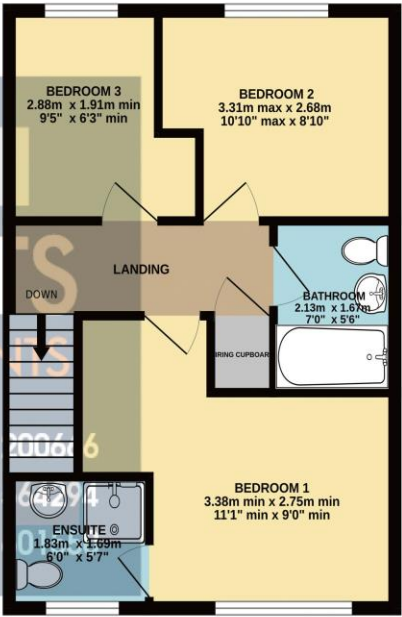
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.8 sq.m. (870 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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