



Boulevard Way

Grimsby
DN31 2DA

Offers in the Region Of
£99,950

NO FORWARD CHAIN - IDEAL FOR FIRST TIME BUYER OR INVESTOR - RENTS AROUND £650 PCM - NEARBY TO MANY LOCAL AMENITIES, SCHOOLS AND ROAD LINKS - Crofts estate agents are delighted to offer for sale this spacious end of terrace property which is located within the popular town of Grimsby. A great opportunity to either live straight into or hand the keys over to a tenant, this property comes with viewing highly advised. Internal viewing will reveal the entrance porch, hall, lounge, dining room which leads into the kitchen and the utility. To the first floor there are three bedrooms, a bathroom and a WC. Externally there are gardens to the front and rear with a gate leading out to the rear to an area where people can park their vehicles on a first come first served basis, nothing allocated but plenty of space. The property also benefits from uPVC double glazing and gas central heating.

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

Email: Cleethorpes: info@croftsestateagents.co.uk

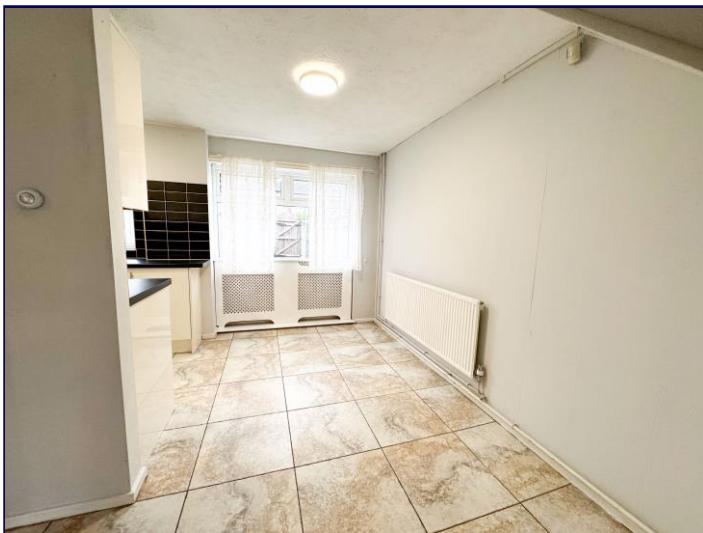
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Porch

The entrance porch reveals tri aspect windows and a door to the hall.

Entrance Hall

With a radiator, laminate flooring and access to the a storage cupboard which also has a door to the dining room side.

Lounge

12' 1" x 12' 8" (3.69m x 3.85m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room

14' 11" x 8' 7" (4.55m x 2.62m)

The dining room has a window to the rear elevation, a radiator and a tiled floor. There is also a built in cupboard and the dining room leads into the kitchen.

Kitchen

7' 0" x 8' 2" (2.13m x 2.50m)

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

Utility room

7' 5" x 6' 1" (2.26m x 1.86m)

The utility room has a door to the rear elevation, a tiled floor and a space for a fridge freezer. There is also a counter which could be a breakfast bar or could provide under counter space for a tumble dryer etc.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor. There is also access to a cupboard.

Bedroom One

10' 7" x 12' 10" (3.22m x 3.91m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bedroom Two

9' 5" x 13' 7" (2.86m x 4.15m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

10' 6" x 8' 8" (3.21m x 2.65m)

Bedroom three has a window to the front elevation and laminate flooring. There is also built in storage.

WC

5' 11" x 2' 7" (1.81m x 0.80m)

The WC has an opaque window to the rear elevation, vinyl flooring and a WC.

Bathroom

5' 11" x 5' 0" (1.81m x 1.52m)

The bathroom has an opaque window to the rear elevation, vinyl flooring, a basin and a bath with an electric shower over.

Outside

With a tidy lawn to the front. The rear garden is enclosed by perimeter fencing with a low maintenance paved area ideal for alfresco dining. A gate leads out to an area which reveals parking for the houses nearby.

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
42.9 sq.m. (462 sq.ft.) approx.

1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 82.4 sq.m. (887 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	74 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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