



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



27 Castle Street  
Grimsby  
DN32 7LW

**£61,000**

**INVESTORS ONLY - TENANTED TO A TENANT WISHING TO REMAIN** - A mid terrace property which is currently let for pcm. Being a perfect investment for a landlord to add to a current or start a portfolio. Located within close proximity to many local amenities and schools. Internal viewing will reveal a modern property with lounge, dining room, kitchen, bathroom and three bedrooms. With a rear garden and the property also benefits from uPVC double glazing and gas central heating. THE IMAGES DISPLAYED WERE TAKEN BEFORE THE TENANT MOVED IN.

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Lounge

11' 6" x 9' 11" (3.51m x 3.01m)  
With a window and front door to the front elevation, a radiator and a carpeted floor.

Dining Room

12' 5" x 16' 1" (3.78m x 4.90m)  
The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

7' 5" x 12' 8" (2.27m x 3.85m)  
The kitchen is fitted with modern grey gloss effect units with a granite effect worktop and new wood effect vinyl flooring. Benefiting form a large window situated over the sink unit, the kitchen is also fitted with a modern cooker and extraction unit.

Bathroom

11' 1" x 7' 7" (3.37m x 2.32m)  
Situating to the rear of the property there is a spacious family bathroom with a white three piece suite.

Bedroom 1

12' 6" x 14' 1" (3.80m x 4.3m)  
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

9' 7" x 11' 0" (2.93m x 3.36m)  
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

7' 6" x 12' 8" (2.29m x 3.87m)  
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Outside

With a rear garden being ideal for a family.

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. 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 and 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)

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.