



CROFTS ESTATE AGENTS

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



Heneage Road

Grimsby
DN32 9JQ

Offers in Excess of £50,000

Crofts Estate Agents are delighted to offer this three bedroom terraced property to the market for general sale. Internal viewing of this property will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor, meanwhile the first floor reveals three generously sized double bedroom. Externally, there are low maintenance front gardens in addition to sizable rear gardens with potential to be adapted to your own design. The property resides in a popular location near to the town centre, local amenities and schools offering desirability and convenience. The property 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: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

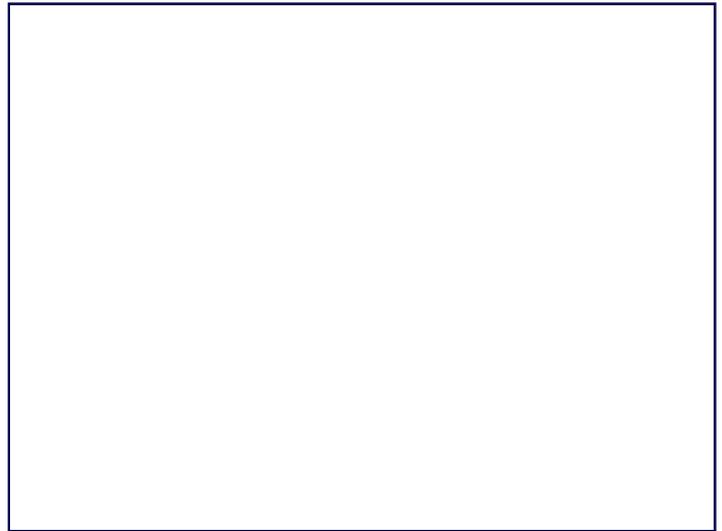
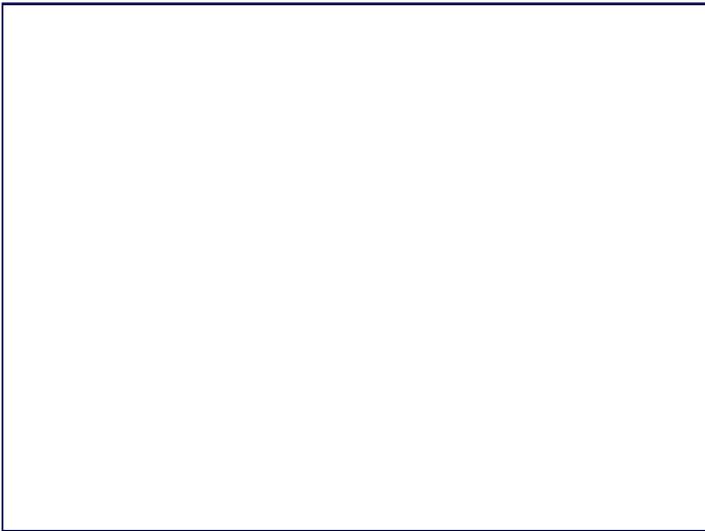
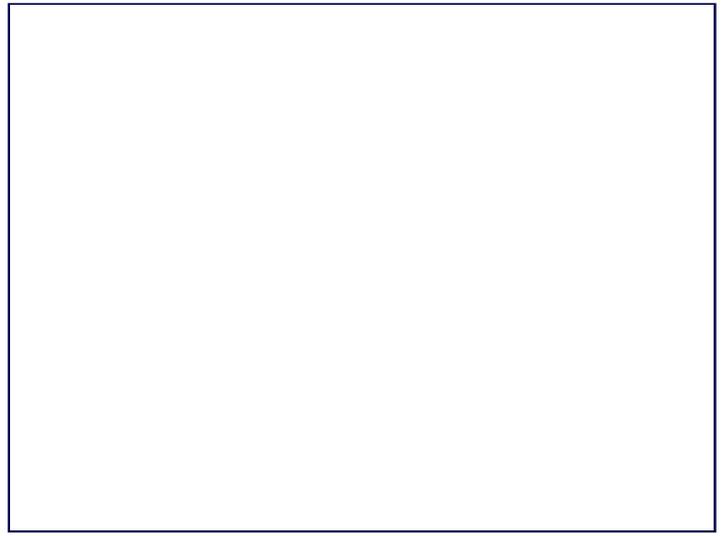
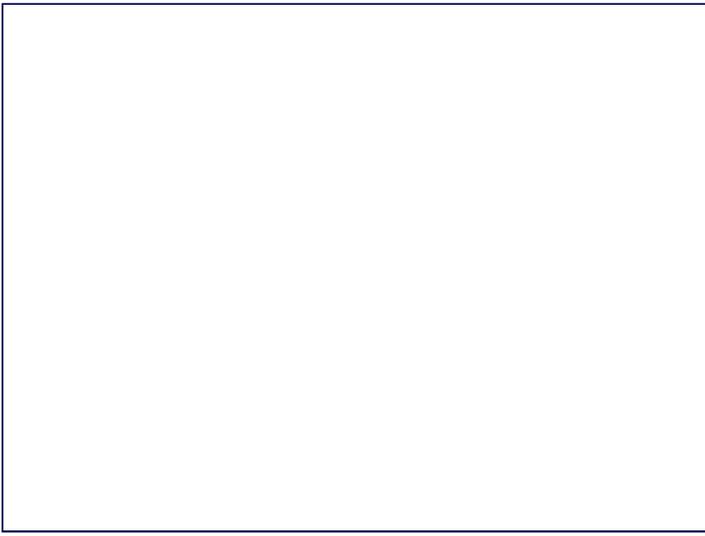
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Entrance Hall

15' 8" x 3' 2" (4.78m x 0.96m)

The entrance hall has a red and green carpet with red wall décor, it is accessed through a uPVC door and also boasts a radiator, pendant light access to the first floor and the dining room.

Living Room

12' 1" x 12' 2" (3.68m x 3.71m)

The living room has a patterned carpet with coffee colour wall décor with a grey feature wall. There is a uPVC window to the front in addition to a radiator, pendant light and a chimney breast.

Dining Room

13' 1" x 12' 9" (4m x 3.88m)

The dining room has a wood effect vinyl flooring with grey decorated walls, there is also a pendant light, a radiator and a uPVC window.

Kitchen

15' 5" x 8' 11" (4.71m x 2.73m)

The kitchen has a wooden effect vinyl flooring with red wall décor and one feature wall. There is partial wooden kitchen units including a sink/drain unit, there is also a uPVC window, a radiator, pendant light, space for a tall fridge freezer + washing machine and the boiler also resides in this room

Bathroom

5' 10" x 8' 9" (1.78m x 2.67m)

The bathroom has a tile effect vinyl flooring with light blue splashback tiling, it is a three piece suite with a vanity sink, W.C and a bathtub. The bathroom also sports a frosted uPVC window, a radiator and a pendant light.

Rear Garden

The rear garden has low brick walls with timber fencing to one side whilst a variety of healthy bushes/plants grow around the opposite wall. There is a wooden gate to an alleyway to the rear alongside a greenhouse.

Rear lobby

2' 9" x 9' 5" (0.83m x 2.88m)

The rear lobby has a vinyl flooring with pink wall décor, there is also a pendant light and a uPVC door to the rear garden.

Stairs and landing

The stairs and landing have a floral patterned carpet with red wall décor, there is also a pendant light and a radiator.

Bedroom One

12' 1" x 15' 7" (3.68m x 4.75m)

This bedroom has a grey flooring with red wall décor, the room sports 2x uPVC windows, a radiator and a pendant light.

Bedroom Two

13' 0" x 9' 9" (3.96m x 2.98m)

This bedroom has a peach colour wall décor with a purple carpet, there is also a radiator, pendant light and a uPVC window with a view of the rear garden.

Bedroom Three

15' 6" x 9' 1" (4.73m x 2.77m)

This bedroom has a cream carpet with purple wall décor, there is also a pendant light, radiator and a uPVC window to the rear.

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

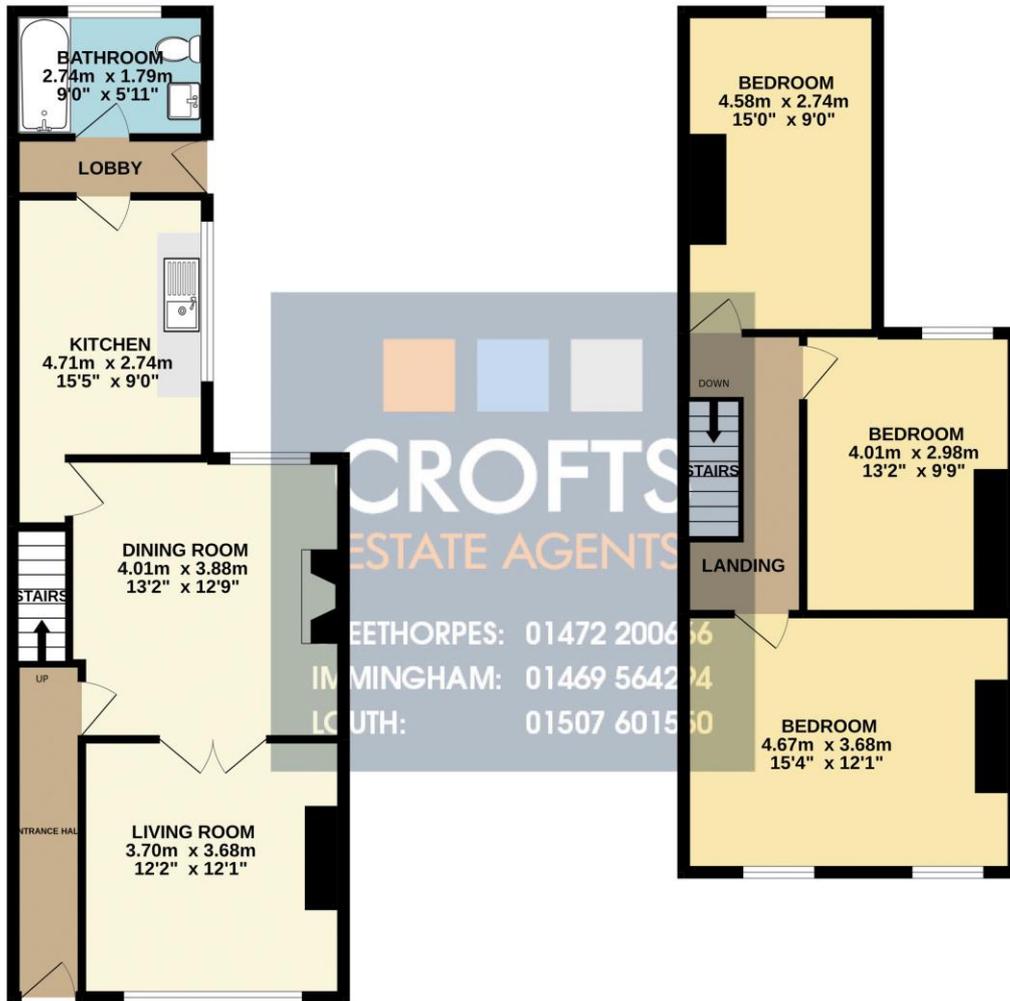
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



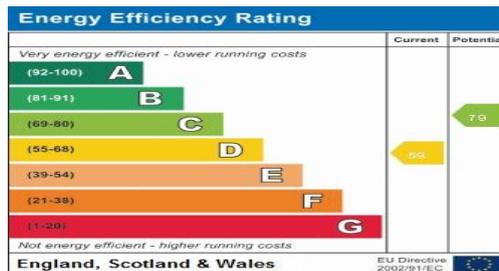
GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.

1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA: 97.9 sq.m. (1054 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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