



Heneage Road

Grimsby  
DN32 9NP

Offers in the Region Of  
£51,000

ONLY PART OF THE PROPERTY SHOWN IS FOR SALE - NO FORWARD CHAIN - IDEAL FIRST TIME BUY OR BUY TO LET - WOULD RENT FOR APPROX £525 ONCE MODERNISED - FIRST FLOOR FLAT - Located within close proximity to Grimsby town centre is this spacious first floor flat. Nearby to a wide variety of local amenities and schools, this property comes with viewing highly advised. The property does require a scheme of modernisation but will make a lovely place once complete. Internal viewing will reveal the entrance with stairs to the first floor, a lounge, kitchen, two bedrooms and the bathroom. There is also a rear garden and the property also benefits from uPVC double glazing and gas central heating.



## Entrance

A door opens to reveal a stair case to the flat.

## Landing

With access to the loft, coving to the ceiling and a carpeted floor.

## Lounge

12' 0" x 14' 2" (3.67m x 4.32m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

## Kitchen

13' 0" x 8' 11" (3.97m x 2.72m)

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer, an electric oven, gas hob and an extractor over. There is also plumbing for a washing machine.

## Bedroom One

12' 0" x 14' 2" (3.67m x 4.32m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

## Bedroom Two

9' 2" x 7' 11" (2.80m x 2.42m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

## Bathroom

9' 1" x 7' 10" (2.77m x 2.39m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, vinyl flooring, a WC, bidet, basin and a bath with a mains shower.

## Outside

The property has a rear garden which could be turned into a lovely space.

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Immingham      01469 564294  
Louth      01507 601550

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All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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.

**Viewing**

By appointment only, telephone 01472 200666

**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)

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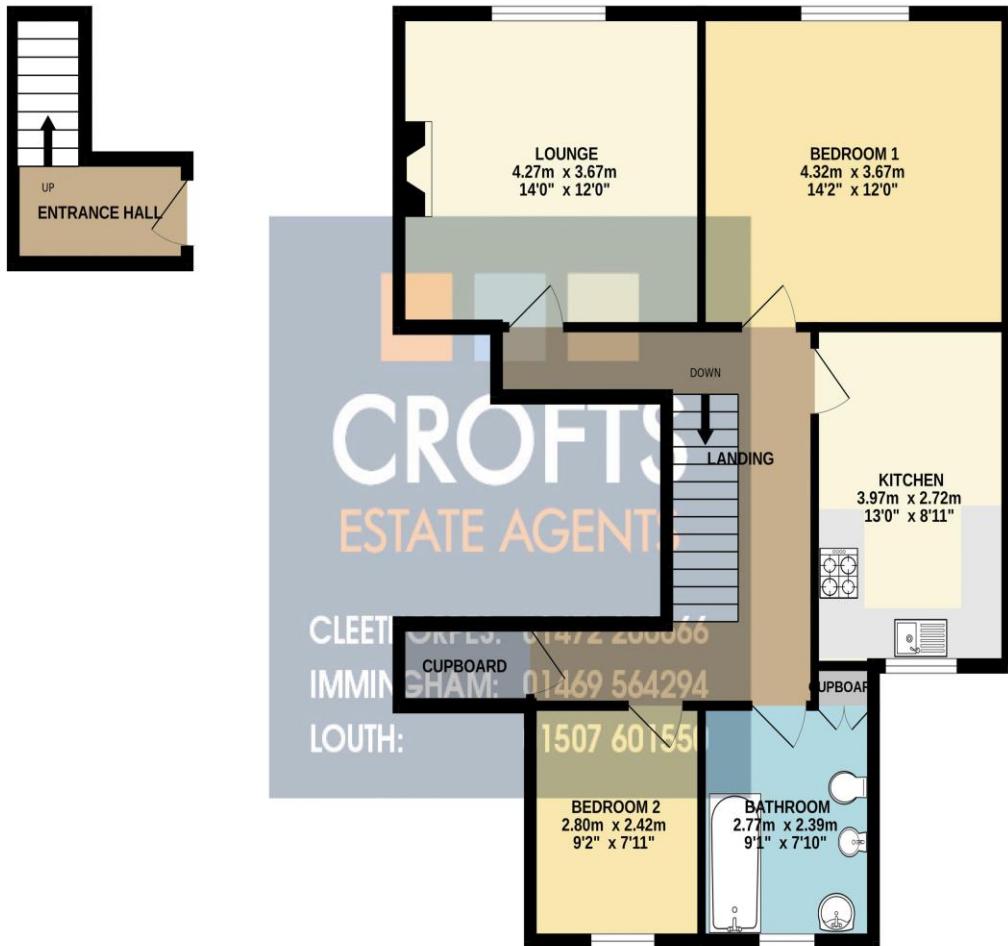
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**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation.

GROUND FLOOR  
4.8 sq.m. (51 sq.ft.) approx.

1ST FLOOR  
70.6 sq.m. (760 sq.ft.) approx.



TOTAL FLOOR AREA: 75.4 sq.m. (811 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. The services, systems and appliances shown 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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