



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 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.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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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.

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

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 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.

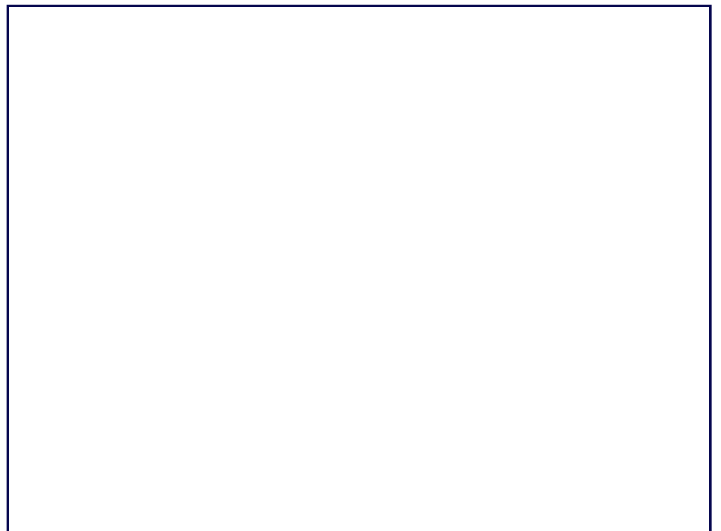
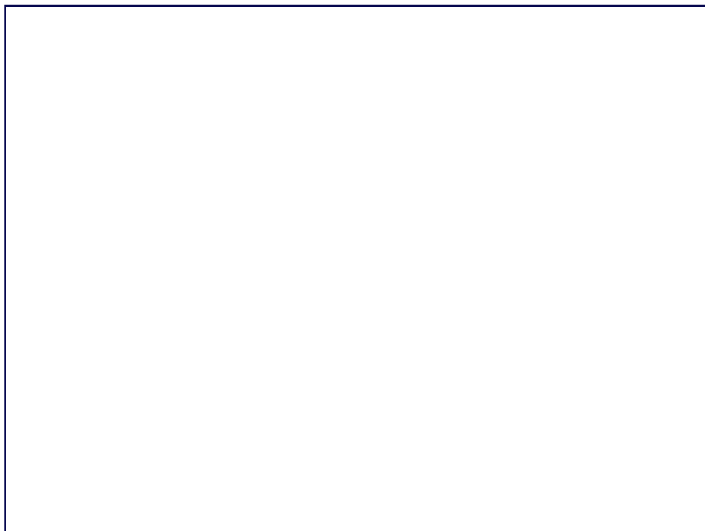
Mortgage and Financial Advice

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.

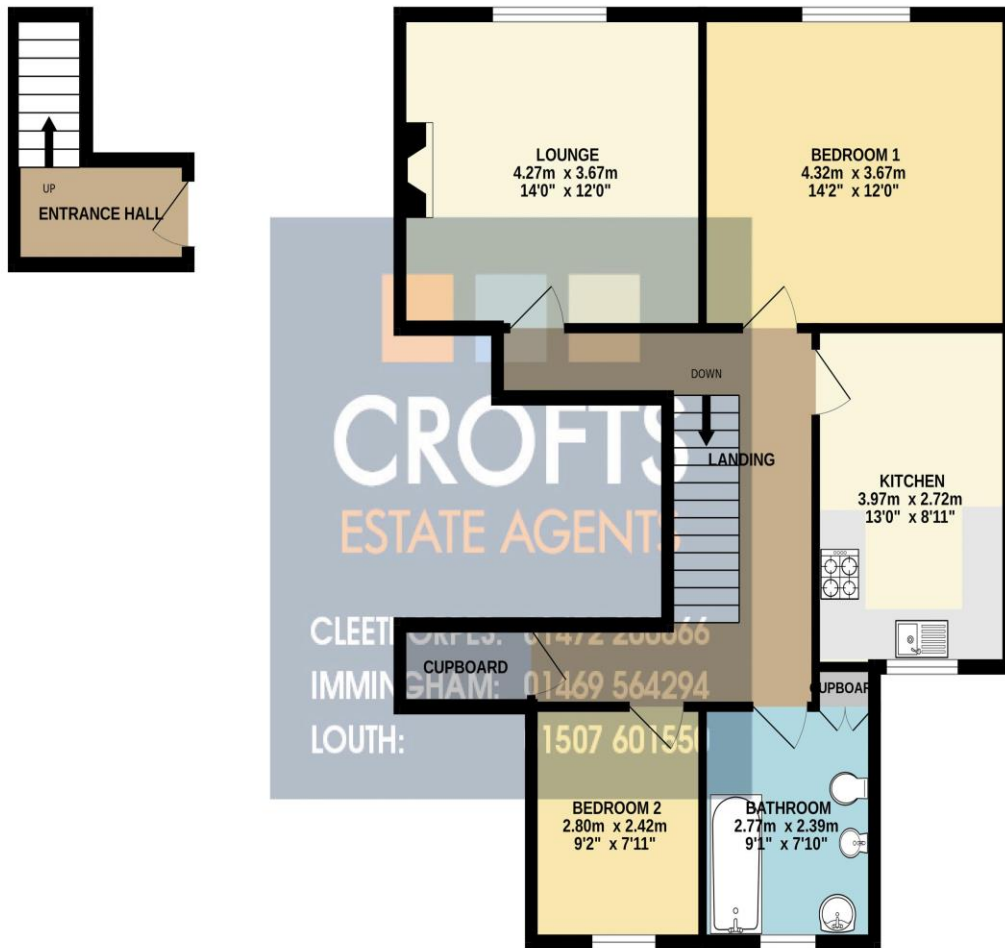
Tenure

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. 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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