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



Ancaster Avenue

Grimsby
DN33 3LH

£129,995

Offered for sale with no forward chain, this delightful three bedroom semi-detached dormer bungalow offers great potential and is found within this highly popular and sought after location. Offering the benefits of gas central heating and uPVC double glazing the property briefly comprises entrance hallway, lounge, inner hallway, cloakroom, shower room, kitchen and two of the bedrooms. Staircase leading to the first floor landing with the final of the three bedrooms. Established front and rear gardens, driveway and good sized detached garage. NO FORWARD CHAIN ON THE VENDORS SIDE.

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Entrance Hallway

3' 11" x 8' 5" into cupboard (1.183m x 2.561m)
uPVC double glazed front door with adjoining glazed panel. Gas central heating radiator. Storage cupboard.

Lounge

13' 11" x 14' 8" (4.236m x 4.481m)
uPVC double glazed window to the front elevation. Coving to the ceiling. Gas fire with surround. Gas central heating radiator.

Inner Hallway

Staircase with useful understairs storage cupboard.

Kitchen

7' 11" x 11' 9" (2.410m x 3.594m)
Offering uPVC double glazed windows to the rear and side elevations. Fitted with a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Gas cooking point. Plumbing for a washing machine and venting for a tumble dryer.

Shower Room

6' 1" x 5' 6" (1.854m x 1.666m)
uPVC double glazed window to the side elevation. Fitted with a vanity wash hand basin and walk in shower with Aqualisa shower. Aqua boarding to the walls. Central heating towel radiator.

Cloakroom

2' 7" x 5' 7" (0.793m x 1.714m)
Again fitted with aqua boarding and having c/c coupled w.c. uPVC double glazed window to the side elevation.

Bedroom One

12' 6" x 11' 4" (3.800m x 3.455m)
uPVC double glazed window to the rear elevation. Gas central heating radiator. Fitted wardrobes with louvre styled doors.

Bedroom Two

12' 11" x 8' 5" (3.937m x 2.572m) max
uPVC double glazed window to the side elevation. Gas central heating radiator. Wall mounted gas boiler.

First Floor Landing

With storage cupboard and access to the loft.

Bedroom Three

13' 5" x 11' 3" (4.078m x 3.437m)
This double bedroom has a uPVC double glazed window to the front elevation. Access to the loft void. Built in storage cupboards.

Outside

Offering gardens to the front and rear elevations with the rear offering patio area and flower beds with established shrubs and plants.

Garage

Detached sectional garage with light and power.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band B: 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.

GROUND FLOOR
64.6 sq.m. (696 sq.ft.) approx.

1ST FLOOR
16.9 sq.m. (182 sq.ft.) approx.



TOTAL FLOOR AREA: 81.5 sq.m. (878 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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