



# CROFTS ESTATE AGENTS

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



## Loft Avenue

Grimsby  
DN37 9AG

Offers in the Region Of  
£114,000

Crofts estate agents are delighted to offer for sale this spacious and modern mid terrace property located within an ever popular residential location within the town of Grimsby. Ideal for a first time buyer, this property benefits from close proximity to local amenities and schools and comes with viewing highly advised. Good road links and bus stops are also nearby. Internal viewing will reveal the entrance hall, utility room, kitchen and lounge-diner all to the ground floor. The first floor has three good sized bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a spacious area with a radiator and a carpeted floor.

#### Utility room

4' 8" x 5' 1" (1.43m x 1.55m)

The utility has vinyl floor tiles, plumbing for a washing machine, space for a tumble dryer and access to a storage cupboard.

#### Kitchen

8' 10" x 12' 9" (2.68m x 3.88m)

The kitchen has French doors to the rear elevation, vinyl flooring and a cupboard with the boiler inside. There is also a range of fitted units with a sink and drainer, plumbing for a dish washer, an electric oven and hob with an extractor over.

#### Lounge/Diner

19' 8" x 10' 10" (5.99m x 3.30m)

The lounge-diner has a window to the front elevation, French doors with a window either side to the rear, coving to the ceiling, a radiator and a carpeted floor.

#### First Floor Landing

With access to the loft, a storage cupboard and there is a carpeted floor.

#### Bedroom One

10' 6" x 13' 10" (3.20m x 4.21m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

#### Bedroom Two

8' 11" x 13' 10" (2.72m x 4.21m)

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

#### Bedroom Three

8' 10" x 9' 11" (2.68m x 3.03m)

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

#### Bathroom

4' 8" x 9' 9" (1.42m x 2.98m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

#### Outside

The front is enclosed by perimeter fencing with a gate and is all low maintenance. The rear garden is again enclosed with perimeter fencing with a gate out to where there is parking and there is a decked area ideal for alfresco dining and an area with astro-turf.

**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](http://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](http://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  
42.8 sq.m. (461 sq.ft.) approx.

1ST FLOOR  
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (922 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70   C	65   D
39-54	E		
21-38	F		
1-20	G		

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