

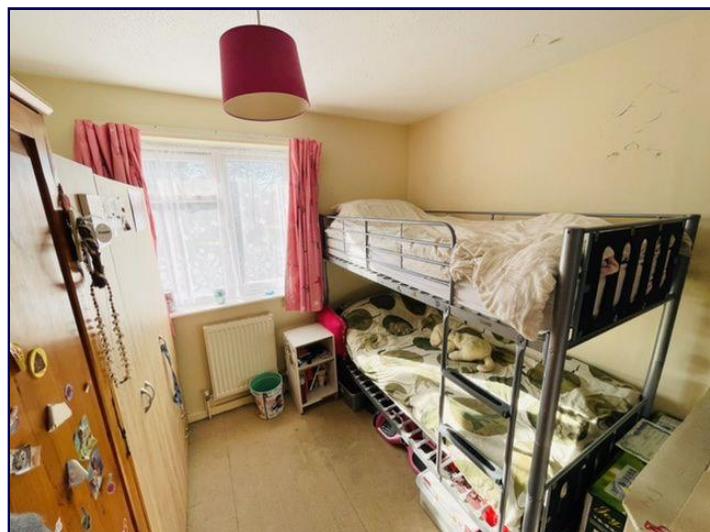


**Bodiam Way**

**Grimsby**  
**DN32 7ED**

**Offers in the Region Of**  
**£75,000**

Crofts estate agents are pleased to offer to the market this super sized three bedroom mid terrace house close to all of the many amenities and transport links on Freeman Street. In an improving area of town the property offers ample accommodation for the growing family at an affordable price. The house has two separate reception rooms to the ground floor plus kitchen, entrance hall, porch and cloakroom with three very good sized bedrooms to the first floor plus modern bathroom with shower over. Outside the property offers good sized garden to the front and same to the rear enclosed with tall fence. The property will make a perfect first or second time buy or even an investment purchase with rents of approximately £450 PCM in this area.



### **Entrance porch**

2' 6" x 2' 10" (0.75m x 0.86m)

A short porch area has uPVC frosted door and window, wood laminate floor and neutral decor.

### **Entrance hall**

12' 4" x 7' 7" (3.77m x 2.31m)

The entrance hall is quite spacious and has wood laminate flooring, under stairs storage, neutral decor, radiator and pendant light.

### **Kitchen**

10' 4" x 9' 9" (3.15m x 2.97m)

The kitchen has a range of pine wood wall and base units with grey work top over. There is an integral gas hob, electric oven grill with extractor over. There is space for washing machine, tall fridge freezer and dishwasher. There is a sink drainer, uPVC window to the rear, white splash back tiling, tile effect vinyl flooring, yellow decor, three wall lights and Baxi combination boiler.

### **Dining room**

11' 1" x 13' 0" (3.38m x 3.95m)

The dining room has uPVC French doors to the rear garden, wood laminate flooring, neutral decor with feature wall, radiator and ceiling light.

### **Lounge**

12' 2" x 12' 0" (3.70m x 3.66m)

A good sized square lounge has wood glazed French doors from the dining room, uPVC window to the front, laminate flooring, neutral decor with a feature wall, radiator and pendant light.

### **Cloakroom**

4' 2" x 4' 5" (1.28m x 1.34m)

With white WC and sink, half white tiled walls, light brown decor, wood effect vinyl and ceiling light.

### **Stairs and landing**

The stairs and landing have neutral carpet and decor, storage cupboard, loft access and pendant light.

### **Bedroom One**

11' 8" x 11' 1" (3.56m x 3.37m)

With off white decor this double bedroom has cream carpet, uPVC window to the front, pendant light and radiator.

### **Bedroom Two**

11' 1" x 13' 0" (3.38m x 3.95m)

The second bedroom is another very good sized double bedroom and has neutral decor and carpet, uPVC window to the rear, pendant light, radiator and storage cupboard.

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### **Bedroom Three**

8' 4" x 8' 9" (2.55m x 2.66m)

The third bedroom is a good sized single room with uPVC window to the front, cream decor, cream carpet, radiator and pendant light.

### **Bathroom**

5' 5" x 6' 9" (1.65m x 2.05m)

The bathroom has a white three piece bathroom suite with Bristan shower over bath, the room has off white splash back tiling, frosted uPVC window, ceiling light and mosaic effect vinyl flooring.

### **Front garden**

The front garden is laid to lawn with well maintained timbre fencing to all sides, metal gate to pavement with concrete path to the front door.

### **Rear garden**

The rear garden is enclosed with tall six foot plus well maintained timber fencing with gate to rear alley. Inside the garden is laid to a concrete patio and path to the gate with soil garden area.

### **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 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 01472 200666 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

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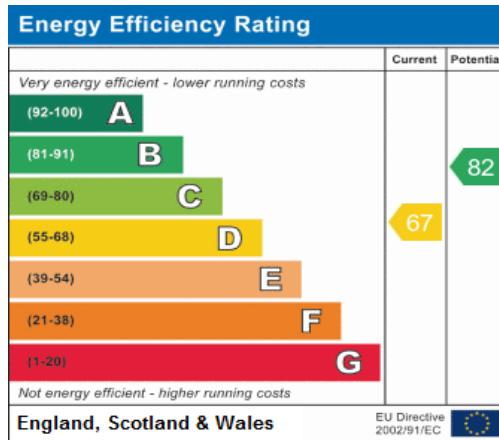
GROUND FLOOR  
42.4 sq.m. (456 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 83.2 sq.m. (895 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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