



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 9JJ

£72,000

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Property Introduction

****IDEAL INVESTMENT PURCHASE**** This well proportioned three bedroom mid terrace property is set within this established residential location and is offered for sale with no forward chain on the vendors side. Offering the benefits of uPVC double glazing and gas central heating, its fair to say the property does require a course of refurbishment and redecoration throughout. Offering gardens to the front and rear elevations, the accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, lobby and ground floor bathroom. To the first floor there is the landing and three good sized bedrooms. Viewing is advised.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

12' 2" x 12' 0" (3.712m x 3.661m)

uPVC double glazed window to the front elevation. Central heating radiator. Serving hatch through to the dining room.

Dining Room

12' 10" x 12' 6" (3.914m x 3.815m)

uPVC double glazed French door to the rear elevation. Central heating radiator. Laminate flooring

Kitchen

11' 9" x 8' 11" (3.577m x 2.715m)

The kitchen has a uPVC double glazed window to the side elevation and offers a range of wall and base units with work surfacing with inset stainless sink and drainer. Splashback tiling. Electric cooker point. Plumbing for a washing machine. Wall mounted gas boiler (not tested).

Lobby

3' 6" x 8' 11" (1.065m x 2.722m)

uPVC double glazed entry door to the side elevation.

Bathroom

7' 4" x 9' 1" (2.238m x 2.764m)

uPVC double glazed window to the side elevation. Needing replacement but currently offering bath, basin, wc and shower. Splashback tiling. Central heating radiator.

First Floor Landing

Storage cupboard with loft access.

Bedroom One

13' 1" x 14' 8" (3.984m x 4.470m)

Two uPVC double glazed windows to the front elevation. Central heating radiator.

Bedroom Two

13' 0" x 9' 9" (3.952m x 2.962m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

15' 6" x 8' 10" (4.732m x 2.694m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property has gardens to both the front and rear elevations.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office 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

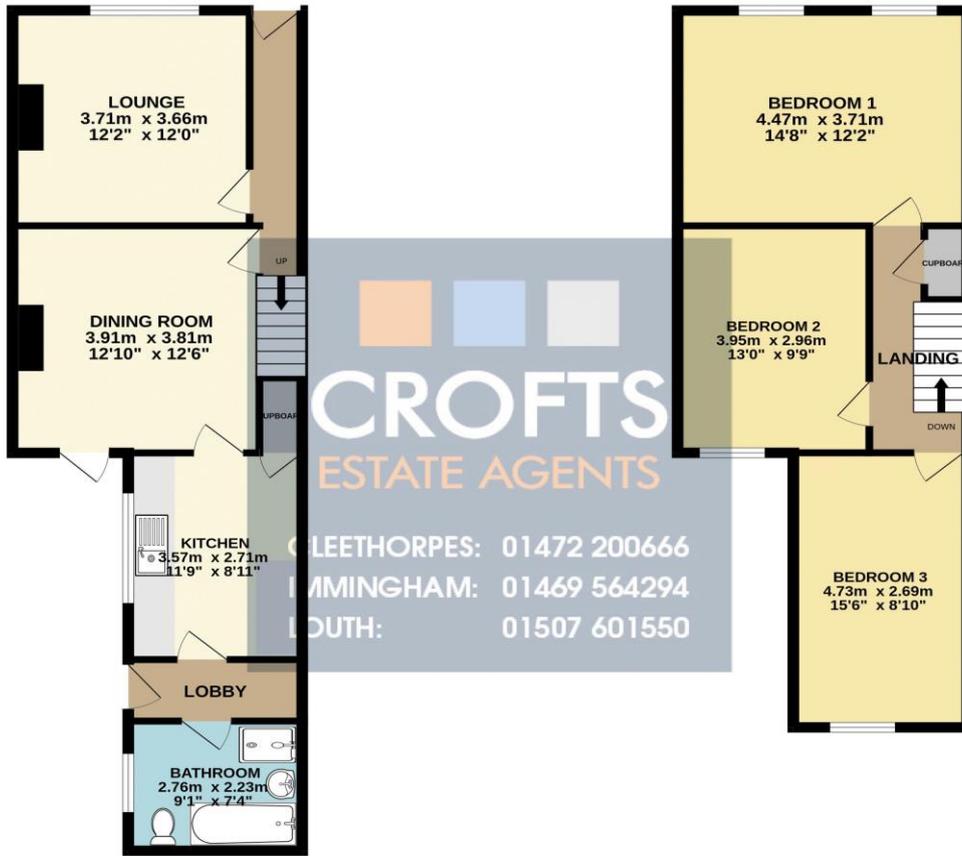
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
51.6 sq.m. (555 sq.ft.) approx.

1ST FLOOR
46.8 sq.m. (503 sq.ft.) approx.



TOTAL FLOOR AREA : 98.3 sq.m. (1058 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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