



# CROFTS ESTATE AGENTS

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



## Donnington Street

Grimsby  
DN32 9EN

Offers in the Region Of  
£85,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious end of terrace property located within close proximity to Grimsby town centre. Ideal for a first time buyer or investor this property would provide a rents income around £520 per calendar month making this a good investment. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom all to the ground floor. To the first floor there are three bedrooms, two being doubles. Externally there are gardens to front and rear with a secure outbuilding and the property also benefits from uPVC double glazing and gas central heating.

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#### **Entrance Hall**

Entering the property reveals a radiator and a tiled floor.

#### **Lounge**

11' 3" x 9' 7" (3.42m x 2.93m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

#### **Dining Room**

11' 3" x 13' 1" (3.43m x 3.99m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

#### **Kitchen**

13' 8" x 7' 11" (4.17m x 2.42m)

The kitchen has a window and door to the side elevation and a fitted kitchen with units to base and eye level, a sink and drainer and space for a cooker and fridge-freezer.

#### **Bathroom**

8' 11" x 7' 3" (2.71m x 2.21m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath.

#### **First Floor Landing**

The landing has a carpeted floor.

#### **Bedroom One**

11' 3" x 13' 1" (3.44m x 3.99m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### **Bedroom Two**

11' 2" x 10' 0" (3.41m x 3.06m)

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

#### **Bedroom Three**

10' 0" x 8' 0" (3.04m x 2.44m)

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

#### **Outside**

There are gardens to front and rear. In the rear garden there is also a secure outbuilding ideal for a garden room or storage.

**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**

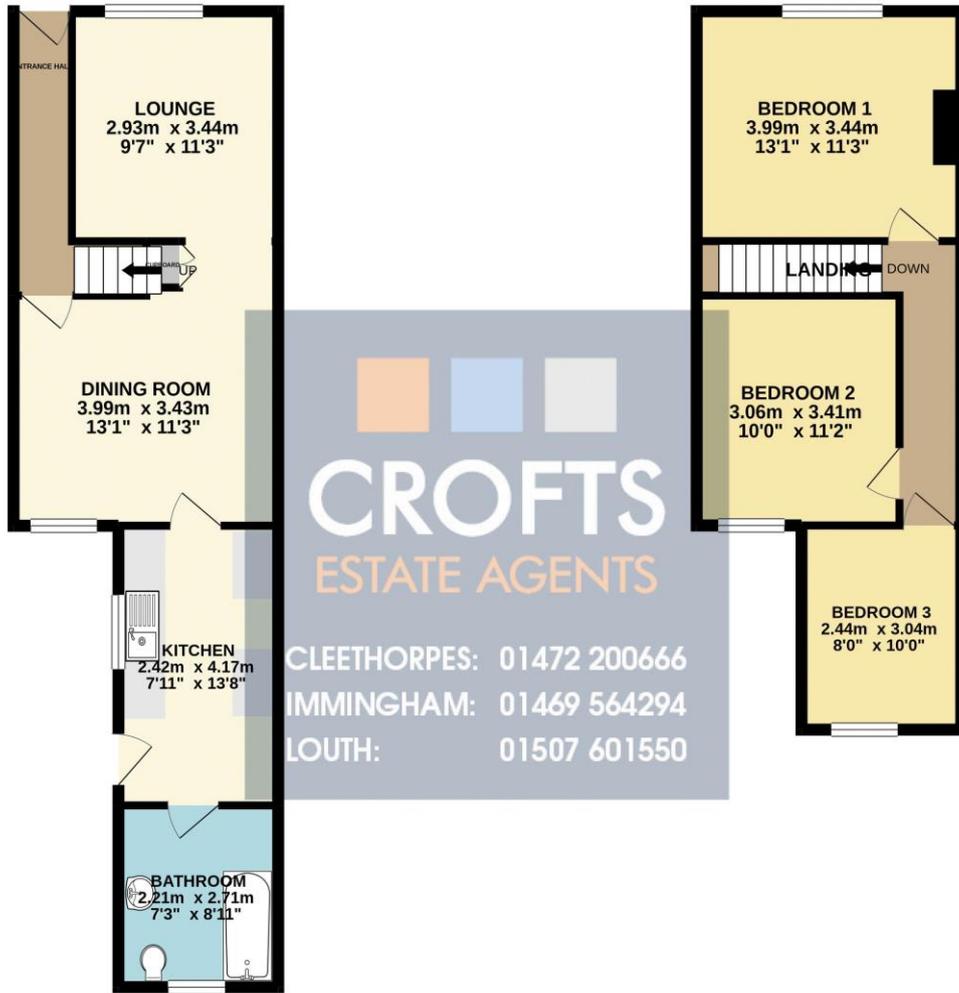
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



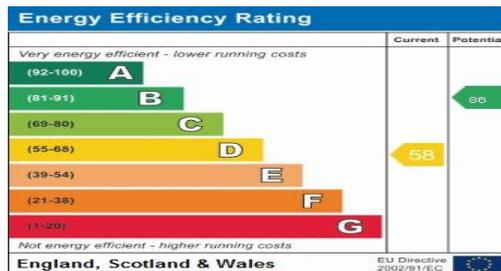
GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR  
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 84.7 sq.m. (911 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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