



CROFTS ESTATE AGENTS

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



Castle Street

Grimsby
DN32 7LW

£48,000

Crofts estate agents are pleased to be able to the market this three bedroom mid terrace property which has just undergone a course of redecoration and partial refurbishment. Offering uPVC double glazing and gas central heating, the property comprises entrance hallway, lounge, dining room, kitchen, lobby, and bathroom to the ground floor. To the first floor you find the landing, three bedrooms and a cloakroom. Good sized rear garden. No forward chain on the vendors side.

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Entrance Hallway

Composite entrance door to the front elevation with overhead glazed panel. Neutrally decorated. Staircase to the first floor.

Lounge

11' 2" x 9' 0" (3.408m x 2.740m)

uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

Dining Room

12' 3" x 12' 4" (3.736m x 3.758m)

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

Kitchen

13' 4" x 7' 5" (4.067m x 2.267m)

The kitchen has a uPVC double glazed window to the side elevation and is fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Central heating radiator. Plumbing for a washing machine. Gas boiler.

Lobby

3' 1" x 7' 5" (0.948m x 2.255m)

With entry door to the side elevation.

Bathroom

5' 5" x 7' 4" (1.658m x 2.238m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, w.c and panelled bath with shower mixer taps. Splashback tiling. Central heating radiator.

First Floor Landing

Loft access.

Bedroom One

11' 2" plus door x 12' 5" (3.397m x 3.797m)

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

Bedroom Two

9' 7" x 9' 4" (2.917m x 2.855m)

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

Cloakroom

4' 11" x 4' 1" (1.487m x 1.247m)

uPVC double glazed window to the side elevation. Pedestal wash hand basin and w.c.

Bedroom Three

8' 0" x 7' 5" (2.446m x 2.257m)

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

Rear Garden

With fenced perimeter and having gated access to the rear.

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

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
44.7 sq.m. (481 sq.ft.) approx.

1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 83.4 sq.m. (898 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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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