



CROFTS ESTATE AGENTS

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



Chelmsford Avenue

Grimsby
DN34 4RZ

£95,000

Crofts Estate Agents are pleased to present to the market this deceptively spacious two/three bed mid terrace house. Perfectly positioned close to a range of amenities, transport links and Grimsby colleges and schools, this property is an ideal purchase for a first time buyer, looking to get their foot on the property ladder. Internal viewing of this lovely home is strongly advised and by doing so will reveal the porch, which leads into the entrance hallway, open plan lounge-diner and kitchen. To the first floor there are two bedrooms, although the property could be converted back to a three bed, if needed, with the main bedroom previously split into two rooms. There is also a modern shower suite, which is located on the first floor. Externally there are relatively low maintenance gardens to the front and rear. To arrange a viewing, contact our Cleethorpes branch.

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Lounge

9' 8" x 9' 9" (2.94m x 2.97m)

Open planned to the dining room, this living area creates a cosy space to relax and unwind. There is laminate flooring which continues into the dining area, modern decor, radiator and uPVC window.

Dining Room

10' 10" x 15' 3" (3.30m x 4.64m)

The dining area, blends in with the living room with matching laminate flooring, modern decor and radiator.

Kitchen

7' 11" x 15' 3" (2.41m x 4.64m)

Located to the rear of the property is this spacious kitchen with base and wall mounted, integral oven, 4 ring gas hob and extractor above. There is also space for a freestanding fridge freezer, washing machine and tumble dryer.

Bedroom 1

9' 8" x 15' 3" (2.94m x 4.64m)

Previously split into two rooms, this converted bedroom offer plenty of space having been open planned to create one large bedroom. There is dual radiators and uPVC windows to the front elevation, along with carpeted flooring and a feature wall.

Bedroom 2

8' 10" x 10' 6" (2.69m x 3.20m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Shower Room

4' 3" x 6' 4" (1.29m x 1.93m)

This modern shower suite comprises of a corner shower cubical, WC, wash basin, uPVC window to the rear elevation and radiator.

Rear Garden

This low maintenance rear garden is made up of a mixture of concrete patio area and stoned section with dividing artificial grass section. There is also fencing around the perimeter providing a degree of privacy.

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

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 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

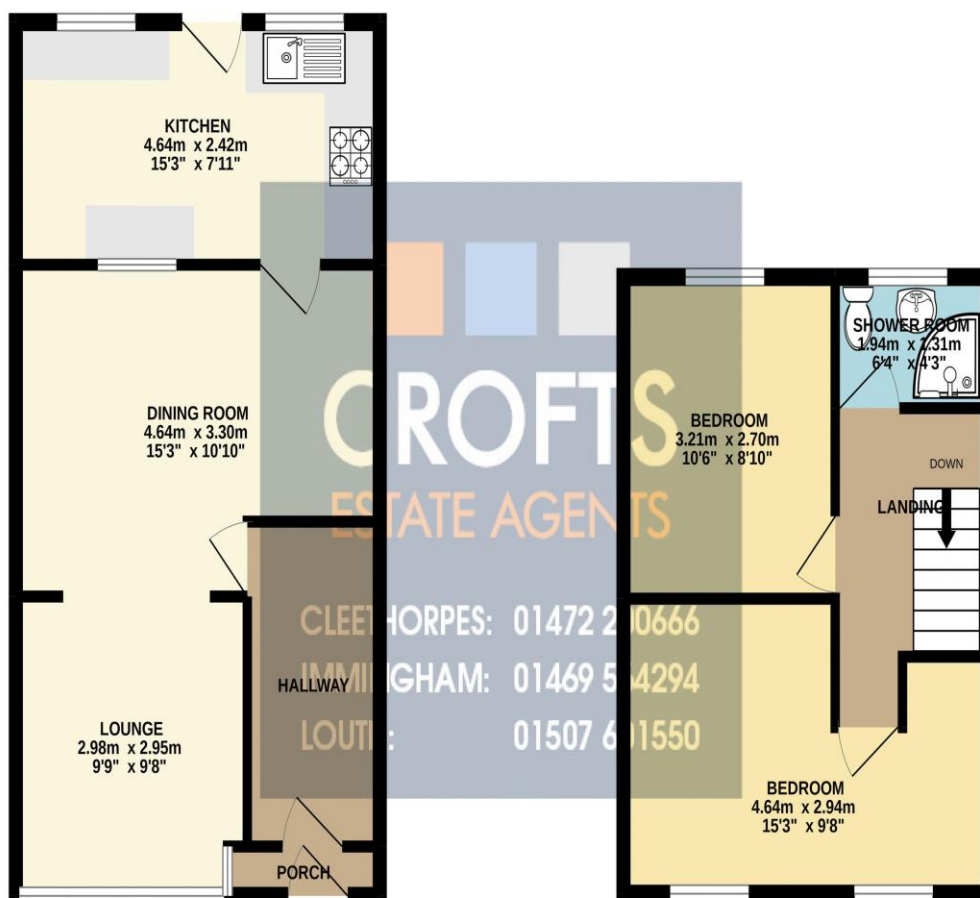
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.4 sq.m. (435 sq.ft.) approx.

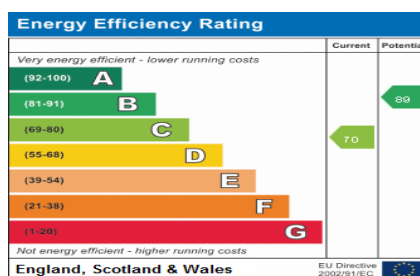
1ST FLOOR
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA: 68.9 sq.m. (742 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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