



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Duke Street

Grimsby
DN32 7RT

Offers in the Region Of
£69,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property which is located within the town of Grimsby. Ideal for a first time buyer or investor, the majority of the furniture can be included for a full asking price offer making this very appealing if wanting to rent out fully furnished. Nearby there are a wide variety of local amenities and schools and also good road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom and three double bedrooms. With a rear garden, uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

12' 5" x 11' 1" (3.79m x 3.39m)

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

Dining Room

13' 6" x 11' 5" (4.12m x 3.47m)

The dining room has a window to the rear elevation, a radiator, laminate flooring and a feature fire place.

Kitchen

11' 0" x 7' 10" (3.36m x 2.38m)

The kitchen has a window to the side elevation, laminate flooring, and a range of fitted units to base and eye level with a sink and drainer and plumbing for a washing machine. There is also access to the under stairs cupboard.

Lobby

With a door to the side elevation and laminate flooring.

Bathroom

5' 7" x 7' 3" (1.69m x 2.21m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a P shaped bath with curved glass screen and a mains shower.

First Floor Landing

With a carpeted floor and a built in cupboard.

Bedroom One

12' 5" x 14' 6" (3.78m x 4.42m)

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

Bedroom Two

13' 6" x 8' 4" (4.12m x 2.55m)

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

Bedroom Three

15' 3" x 7' 11" (4.66m x 2.41m)

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

Outside

With a low maintenance garden 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
47.6 sq.m. (512 sq.ft.) approx.

1ST FLOOR
43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 91.5 sq.m. (984 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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