



**Chelmsford Avenue**

Grimsby  
DN34 5DA

£145,000

NO FORWARD CHAIN - HAVING UNDERGONE A THOROUGH SCHEME OF MODERNISATION - IDEAL FOR A YOUNG FAMILY - Located within the town of Grimsby is this superbly appointed semi detached property which comes with viewing highly advised. With the wow factor from entering the property the property has a tasteful neutral finish with warm colours along with Oak doors and a modern fitted kitchen and shower room. Nearby there are a wide variety of local amenities, schools and Colleges. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three bedrooms and shower room. With a driveway to the front on the low maintenance area and also a rear garden which is a great size for a family. The property also benefits from uPVC double glazing and gas central heating. NEW DRIVEWAY INSTALLED MAY 2025.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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## Entrance Hall

Entering the property reveals a welcoming space with a smart finish echoed throughout with a radiator and Oak flooring.

## Lounge

11' 5" x 9' 11" (3.48m x 3.01m)

The lounge has a bay window to the front elevation, a radiator and Oak flooring.

## Dining Room

10' 11" x 16' 2" (3.32m x 4.93m)

The dining room has a window to the rear elevation, a radiator and Oak flooring. There is also a built in cupboard.

## Kitchen

13' 1" x 6' 11" (3.99m x 2.12m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and a tiled floor. There is also a superb fitted kitchen with a one and a half sink and drainer, complimentary tiling, plumbing for a washing machine, an electric oven, hob and extractor over.

## First Floor Landing

The first floor floor landing has a window to the side elevation, access to the loft and a carpeted floor.

## Bedroom One

11' 5" x 9' 11" (3.48m x 3.01m)

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

## Bedroom Two

10' 11" x 9' 9" (3.33m x 2.96m)

Bedroom two has window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

## Bedroom Three

8' 0" x 6' 1" (2.43m x 1.85m)

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

## Shower Room

5' 9" x 5' 10" (1.74m x 1.79m)

The shower room has an opaque window to the front elevation, a heated towel rail and a tiled floor. There is also a superb suite with a WC, vanity basin and a shower cubicle with complimentary tiling.

## Outside

With a low maintenance frontage with a driveway installed in May 2025 providing off road parking. The rear garden has a lawn, established shrubs and a patio area.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

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**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](http://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](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**

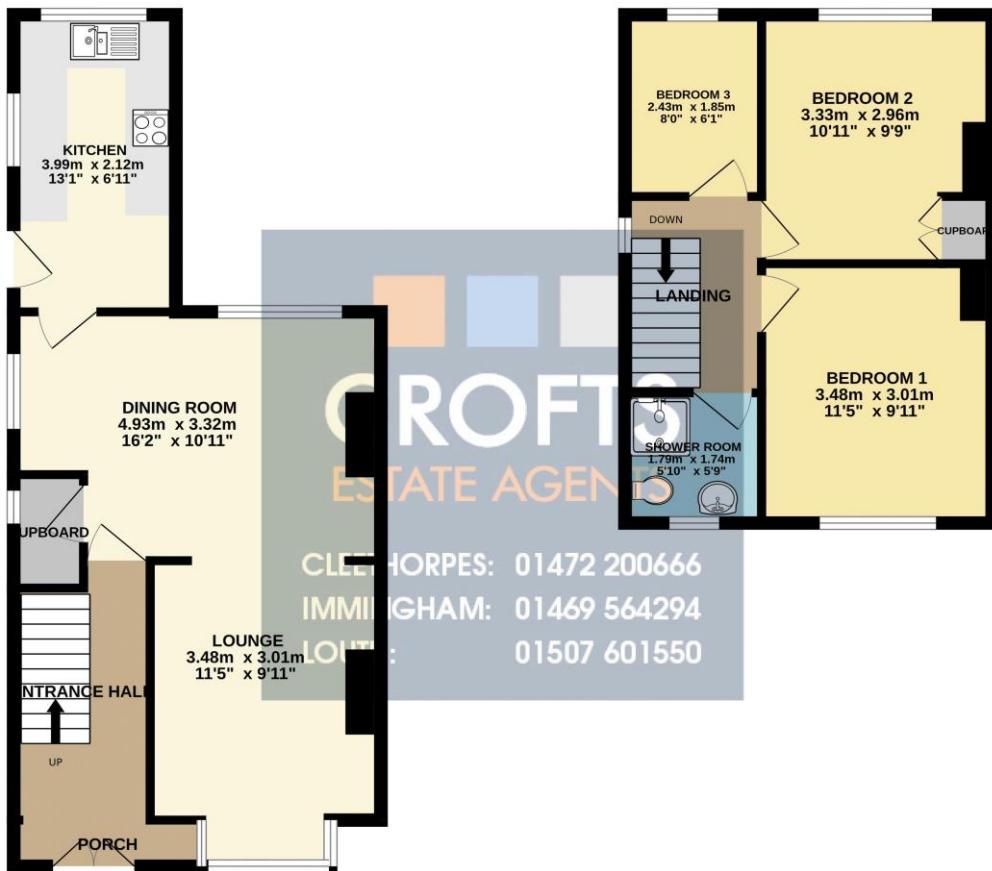
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

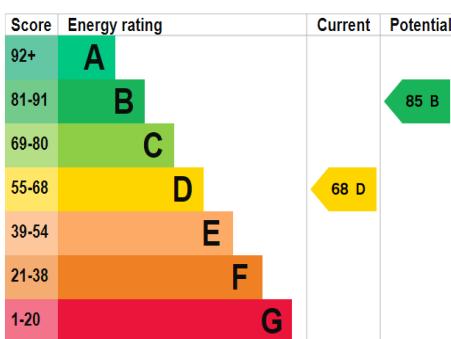


GROUND FLOOR  
42.9 sq.m. (462 sq.ft.) approx.

1ST FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 75.1 sq.m. (808 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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