



# CROFTS ESTATE AGENTS

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



**Park Street**

**Grimsby  
DN32 7NS**

Forming what would be a very good investment for a portfolio. In relatively decent order throughout this property would benefit from some upgrades which in return would soon pay for themselves. The property is on good transport links and is close to conveniences and amenities.

**Offers in the Region Of  
£78,000**

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Fax: 01472 200 119



**Kitchen**

8' 5" x 10' 11" (2.57m x 3.32m)

The kitchen has a wood effect vinyl floor, white wall décor and cream worktops and units. It has a large UPVC window, a sink drainer and space for appliances.

**Entrance hallway**

15' 5" x 3' 3" (4.7m x 0.98m)

The entrance hall is accessed through a UPVC door and has a wood effect vinyl flooring. The wall décor is neutral and the hallway is illuminated by strip lights.

**Living room**

12' 4" x 10' 11" (3.75m x 3.32m)

The living room has a wood effect vinyl flooring, a upvc window and a strip light. There is also a storage cupboard with double doors.

**Shower Room**

2' 10" x 10' 11" (0.87m x 3.32m)

This shower room is a 3 piece suite with a shower cubicle, sink and toilet. It has a frosted UPVC window, white splashback tiling and a wood vinyl flooring.

**Pantry**

4' 0" x 7' 1" (1.21m x 2.16m)

The pantry has wood vinyl flooring and cream wall décor. It also has cream shelving units.

**Reception/Bedroom 1**

13' 11" x 12' 6" (4.25m x 3.80m)

The front bedroom/reception room has a wood effect vinyl flooring with a UPVC bay window. It has cream wall décor and a strip light as well as a electric wall heater.

**Reception/bedroom 2**

12' 10" x 10' 3" (3.90m x 3.12m)

This bedroom/reception room has a wood effect vinyl, cream wall décor and a UPVC window. It has an electric wall heater and a strip light.

**Rear Lobby**

4' 0" x 3' 9" (1.22m x 1.14m)

The rear lobby has wood vinyl floor with cream wall décor and a UPVC door. The room is illuminated by a strip light.

**Bedroom 3**

13' 11" x 16' 2" (4.25m x 4.92m)

This bedroom has a wood effect vinyl flooring with a cream wall décor. It has a UPVC window, strip light and electric wall heater.

**Bedroom 2**

12' 10" x 10' 3" (3.90m x 3.12m)

This bedroom has a wood vinyl flooring, cream décor feature walls and a UPVC window. There is also a sink in the room and a strip light.

#### **Bedroom 1**

21' 8" x 7' 9" (6.60m x 2.37m)

This very generously sized bedroom has w wood vinyl flooring, decorated tiled walls and an electric wall heater. It has a UPVC windows with vertical blinds and 2x strip lights.

#### **Bathroom**

7' 0" x 4' 11" (2.13m x 1.51m)

The bathroom is a 3 piece suite with a shower cubicle, sink and toilet. It has a UPVC frosted window, a wood vinyl flooring, white splashback tiling and a strip light.

#### **Storage cupboard**

2' 4" x 5' 7" (0.71m x 1.71m)

The storage cupboard is situated next to the upstairs bathroom and is the perfect space for a variety of storage purposes.

#### **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.

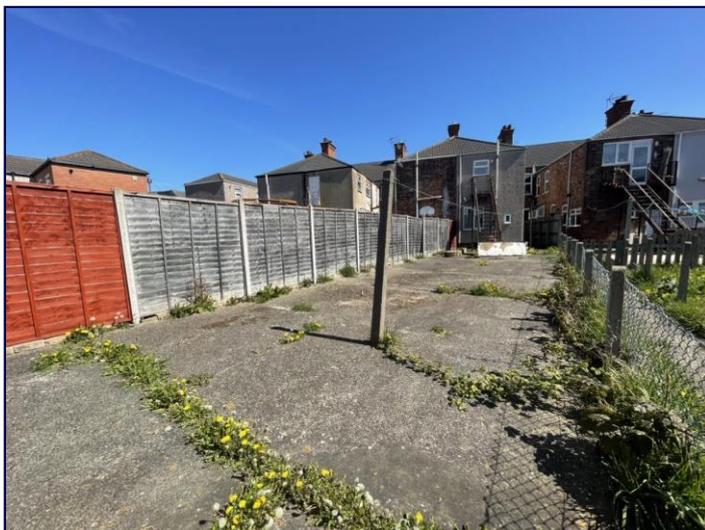
#### **Property Management**

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**

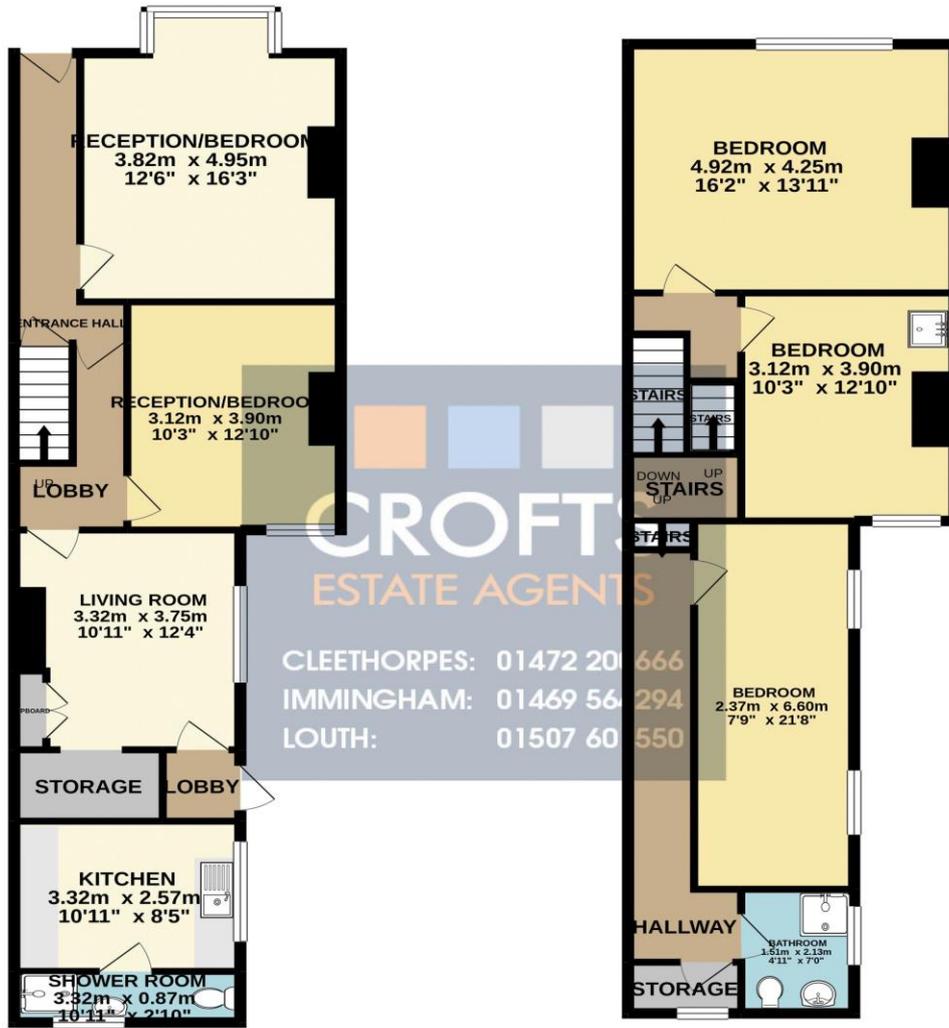
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



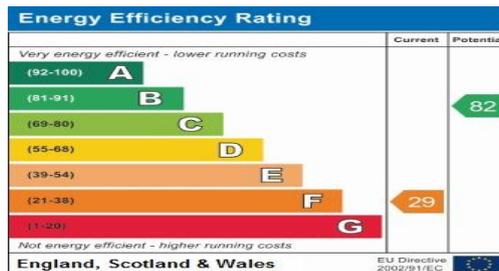
GROUND FLOOR  
66.7 sq.m. (718 sq.ft.) approx.

1ST FLOOR  
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA : 132.3 sq.m. (1424 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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