



CROFTS ESTATE AGENTS

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



Humberstone Road

Grimsby
DN32 8DR

Offers in the Region Of
£114,950

IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY - MODERN THROUGHOUT - NEARBY TO LOCAL AMENITIES AND SCHOOLS. An ideal opportunity to purchase a lovely and modern mid terrace property which is located within the town of Grimsby. Ideal for a variety of buyers and coming to the market with viewing highly advised. Benefiting from a modern and tasteful finish throughout with the entrance hall being plastered and decorated and the stairs and landing having a new carpet both in July 2024. Nearby there are a wide variety of local amenities and schools and also bus links. Internal viewing will reveal the entrance hall, lounge, shower room, kitchen-diner, three good sized bedrooms and the bathroom. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

14' 2" x 10' 4" (4.32m x 3.14m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also built in shelving and a desk in solid Beech.

Shower Room

7' 9" x 7' 9" (2.37m x 2.37m)

The shower room has an opaque window to the rear elevation, a tiled floor and a modern white suite with a WC, basin and shower cubicle with a mains shower.

Kitchen/Diner

23' 8" x 9' 5" (7.22m x 2.86m)

The kitchen-diner has a bay window and further window to the side elevation, French doors to the rear, coving to the ceiling, a radiator and both laminate and tiled flooring. There is also a range of fitted units with a sink and drainer, dish washer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has access to the loft, a built in cupboard and a carpeted floor.

Bedroom One

11' 5" x 13' 9" (3.47m x 4.18m)

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

Bedroom Two

10' 6" x 8' 2" (3.19m x 2.49m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Three

10' 2" x 9' 5" (3.09m x 2.87m)

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

Bathroom

6' 8" x 6' 3" (2.04m x 1.90m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with an electric shower over.

Outside

A low maintenance front garden is accessed through a gate and is enclosed by a perimeter brick wall. The rear garden is again low maintenance and paved, ideal for alfresco dining, enclosed by a brick and wall boundary and includes a solid shed. There is also an outside power point.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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

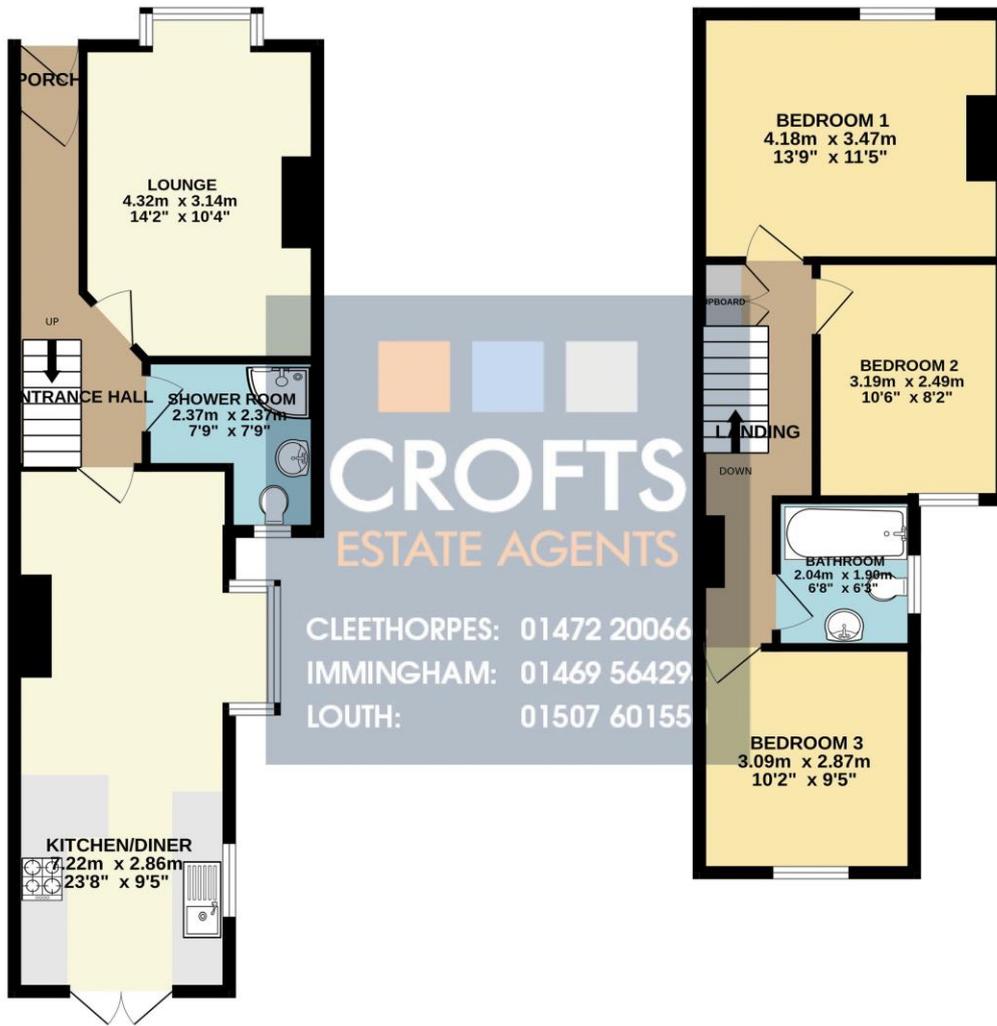
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
45.7 sq.m. (492 sq.ft.) approx.

1ST FLOOR
41.0 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 86.7 sq.m. (933 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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