

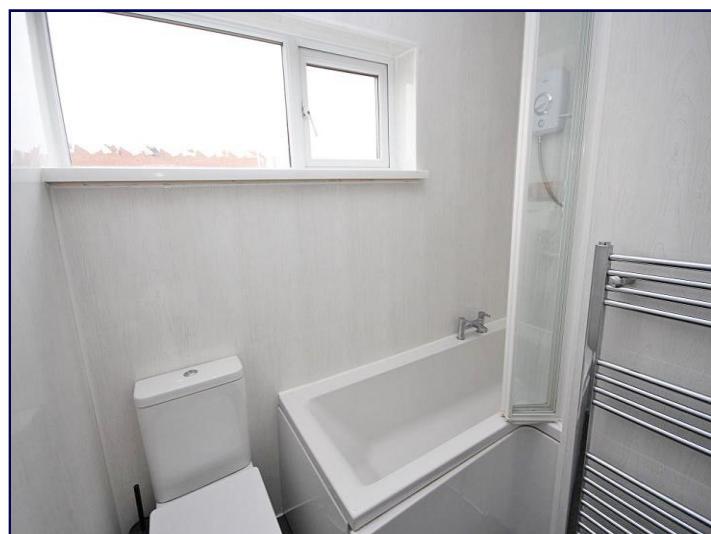
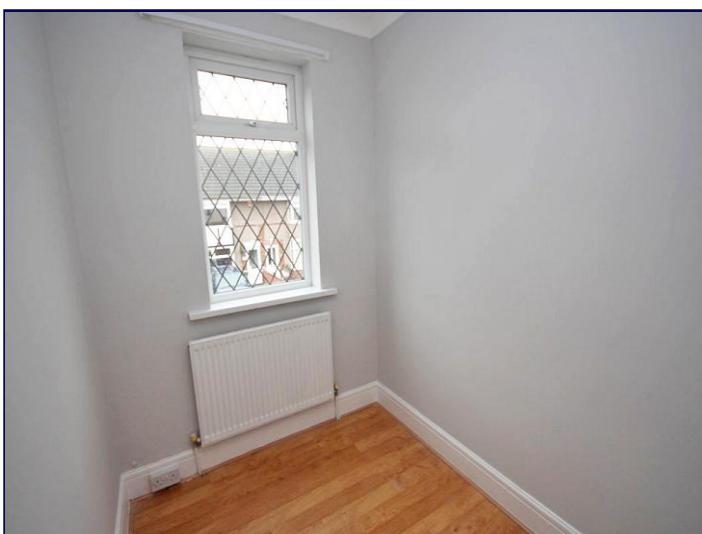


Fairfax Road

Grimsby  
DN34 4AP

Offers in the Region Of  
£88,500

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this mid terrace property located within close proximity to Grimsby town centre. An ideal purchase for a first time buyer or buy to let investor this property is ready for someone to move into and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room and kitchen all to the ground floor. To the first floor there are two bedrooms and the bathroom. Externally there are gardens to front and rear and the property also benefits from uPVC double glazing and gas central heating.



#### **Entrance Hall**

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

#### **Lounge**

13' 7" x 11' 5" (4.15m x 3.48m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### **Dining Room**

10' 4" x 10' 11" (3.15m x 3.32m)

The dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a storage area ideal for a fridge-freezer and access to the pantry.

#### **Kitchen**

9' 4" x 5' 2" (2.84m x 1.58m)

The kitchen has a window to the rear elevation, a tiled floor and plumbing for a washing machine. There is also a range of fitted units to base and eye level with an electric oven and gas hob with extractor over.

#### **First Floor Landing**

The first floor landing has coving to the ceiling and a carpeted floor.

#### **Bedroom One**

11' 11" x 8' 3" (3.62m x 2.52m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### **Bedroom Two**

10' 11" x 9' 1" (3.34m x 2.77m)

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

#### **Bedroom Three**

8' 1" x 5' 9" (2.46m x 1.74m)

Bedroom three has a window to the front coving to the ceiling, a radiator and laminate flooring. There is also built in storage.

#### **Bathroom**

5' 9" x 4' 9" (1.76m x 1.46m)

The bathroom has an opaque window to the rear elevation, access to the loft, modern wall boarding, a heated towel rail and vinyl flooring. There is also a superb fitted suite with a WC, basin and P shaped bath with an electric shower over.

#### **Outside**

To the front there is a tidy low maintenance garden. The rear garden is private and a good size with a lawn and patio area all enclosed by perimeter fencing and walls.

**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.

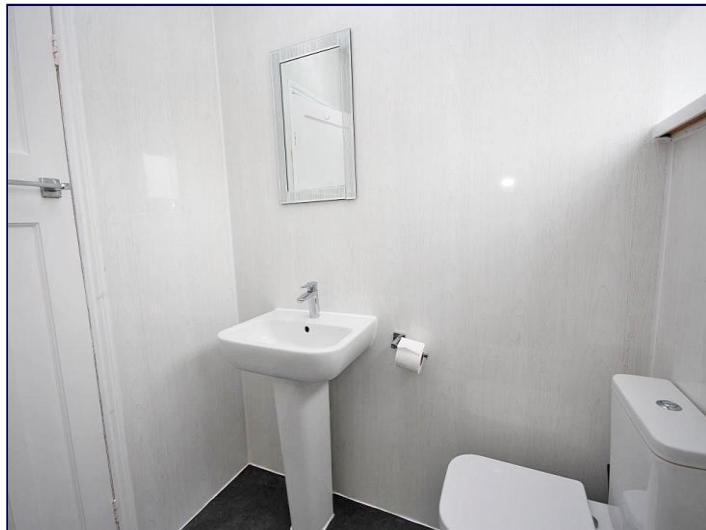
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comprehensive credit and referencing checks detailed  
photographic inventories and regular property inspections to  
name just a few of our services.

**Mortgage and Financial Advice**

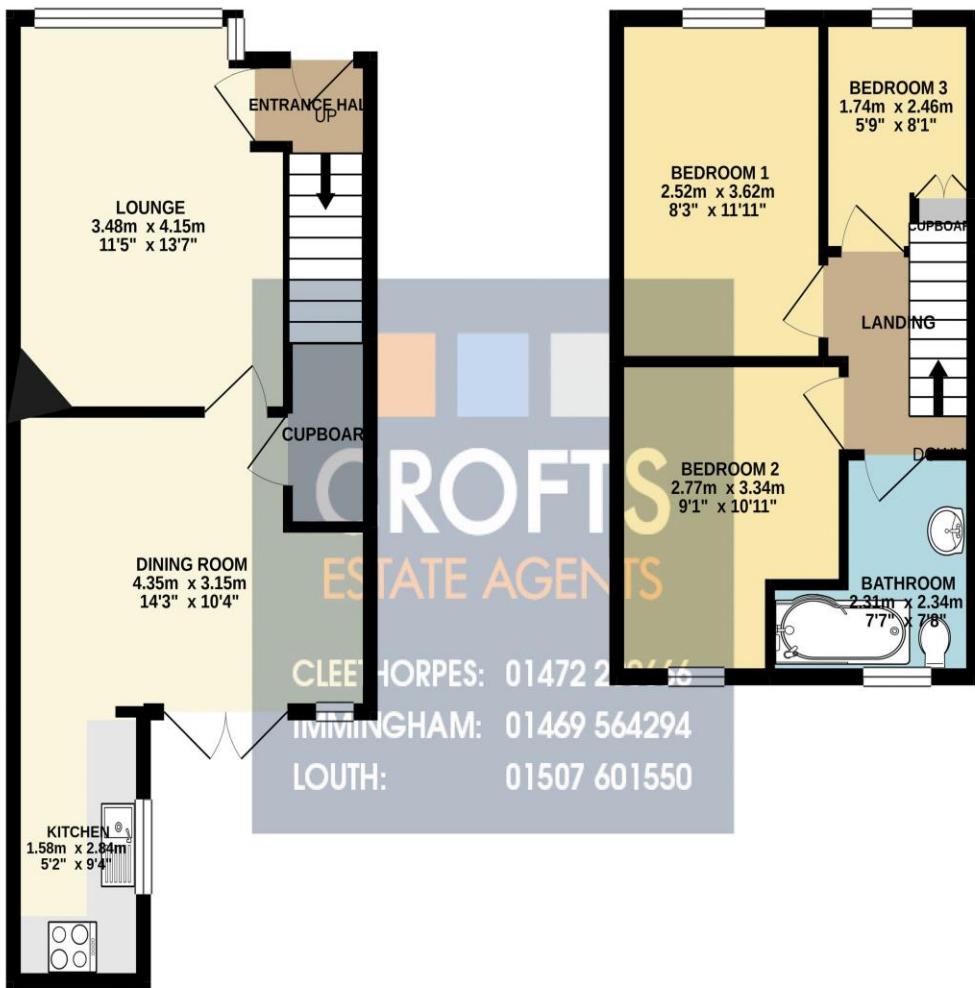
With access to the whole of the mortgage markets, Crofts Estate  
Agents in connection with The Mortgage Advice Bureau will help  
you find the best mortgage to suit your needs. The Mortgage  
Advice Bureau will act on your behalf in advising you on  
mortgages and other financial matters

**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  
35.6 sq.m. (383 sq.ft.) approx.

1ST FLOOR  
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA: 65.7 sq.m. (707 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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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