



CROFTS ESTATE AGENTS

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



Bellflower Road

**Grimsby
DN33 3AZ**

£169,950

Crofts estate agents are delighted to be able to bring to the market this superbly presented two double bedroom end terrace property found upon this popular and sought after development. Creating an ideal purchase for a variety of buyers early viewing is highly advised on what in this agents opinion will be a most popular property. Offering the benefits of gas central heating and uPVC double glazing the property has been improved by the current owners with a widen driveway offering parking for two cars and a landscaped rear garden along with internal improvements. The property briefly comprises living room, modern dining kitchen and a cloakroom to the ground floor. To the first floor there is the landing, bathroom and two double bedrooms, one hwich has fitted wardrobes. Superbly maintained gardens with the rear enjoying a sunny aspect and having a timber pergola and store to the bottom of the garden creating a lovely space to sit and realx.

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Living Room

15' 11" x 12' 7" (4.859m x 3.830m)

Offering uPVC double glazed window and composite door to the front elevation. Central heating radiator. Staircase leading to the first floor.

Cloakroom

3' 5" x 6' 2" (1.044m x 1.868m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a close coupled w.c and pedestal wash hand basin. Splashback tiling. Central heating radiator.

Kitchen/Diner

12' 0" x 12' 7" (3.657m x 3.824m) max

uPVC double glazed window and an entry door to the rear elevation. Fitted with a modern complement of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated Neff oven and four ring electric hob with brushed steel chimney over with stainless steel wall splashback guard. Under lighting to the wall units. Ideal logic gas boiler. space for a larger fridge freezer. Tiled flooring. central heating radiator.

First Floor Landing

Offering loft access and having central heating radiator.

Bedroom One

12' 1" x 12' 7" (3.677m x 3.833m) max

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and a storage cupboard located over the stairs.

Bathroom

6' 9" x 5' 6" (2.060m x 1.678m)

uPVC double glazed window to the side elevation and fitted with a P shaped shower bath with screen and shower over, vanity wash hand basin and a close coupled w.c. Chrome effect towel radiator. Two pin electric bathroom socket. Down lighting to the ceiling. Fitted extractor.

Bedroom Two

8' 10" x 12' 7" (2.689m x 3.827m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The driveway to the front has been widened to create off road parking for two cars with the remainder of the front being open plan. Side gate providing access to the rear garden and having electric outdoor socket to the side. The rear garden has been landscaped and creates a lovely yet low maintenance garden offering an abundance of shrubs and plants in raised beds. The majority of the garden is paved creating an ideal space to sit and relax and to entertain outdoors. To the rear of the garden there is a timber pergola and store, an ideal space to sit when wanted to escape the sun or rain whilst still enjoying the outdoors and having light and power.

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 B: 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.

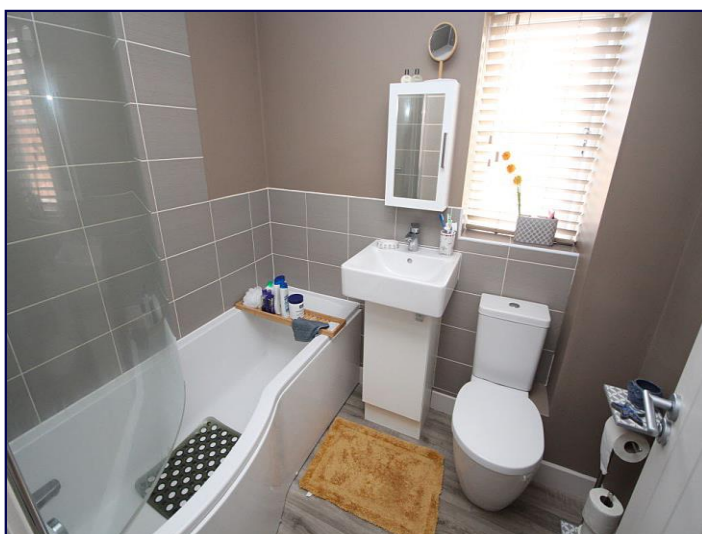
Property Management

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.

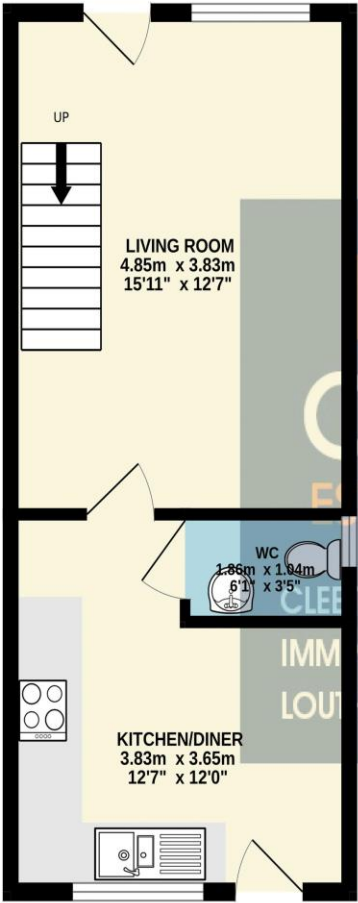
Mortgage and Financial Advice

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

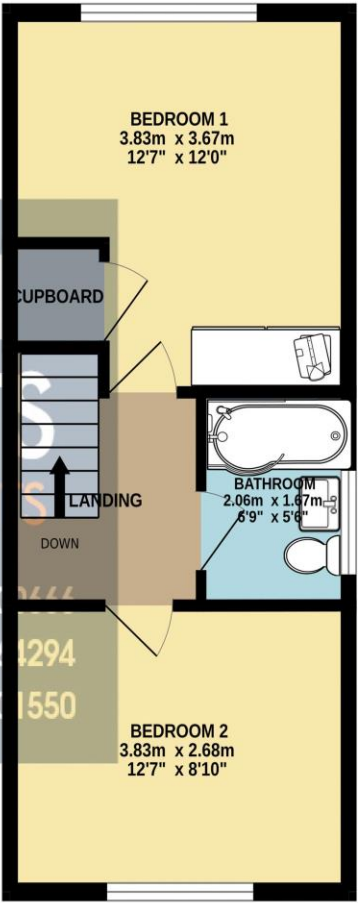
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 65.2 sq.m. (701 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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