



# CROFTS ESTATE AGENTS

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



Haycroft Street

Grimsby  
DN31 2EF

£50,000

**PUBLIC NOTICE** 135 Haycroft Street, Grimsby DN31 2EF We are acting in the sale of the above property and have received an offer of £46,500 Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating D In need of a scheme of improvement and refurbishment is this well built two bedroom end of terrace house. With NO FORWARD CHAIN, this property is a great property to either refurbish and sell on for profit or to improve and keep as part of a property portfolio with rent for an improved property going at approximately £500 PCM. The property briefly comprises entrance, lounge, kitchen, bathroom, separate cloakroom, stairs and landing and two first floor double bedrooms. Outside there is a low maintenance garden to the front and larger rear garden with patio and wall and fence boundaries. The property is located within easy reach of amenities, transport links and schools.

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#### Entrance

3' 3" x 2' 11" (0.98m x 0.89m)

A small entrance has uPVC front door, cream decor and pendant light.

#### Lounge

13' 2" x 10' 6" (4.01m x 3.20m)

The lounge has uPVC window to the front, grey decor with feature wall, radiator, ceiling light and under stairs storage cupboard.

#### Kitchen breakfast room

9' 11" x 8' 9" (3.03m x 2.67m)

The kitchen has space for small breakfast table and has white wall and base units with wood effect work top over, stainless sink drainer and space for tall fridge freezer, washing machine and cooker. The room has white metro tiled splash backs, cream decor with feature wall, uPVC window to the front, radiator, wood laminate flooring and ceiling light.

#### Rear lobby

7' 8" x 3' 2" (2.33m x 0.96m)

The rear lobby has uPVC frosted window and door to the rear garden, cream decor, ceiling light and radiator.

#### Cloakroom

4' 1" x 3' 2" (1.24m x 0.97m)

The cloakroom has WC, cream decor, frosted uPVC window and ceiling light.

#### Bathroom

8' 5" x 4' 1" (2.56m x 1.25m)

The bathroom has white sink and matching white bath with a mix of white metro tile and uPVC panelled splash backs. The room has a wood effect rolled floor, uPVC frosted window, cream decor and ceiling light.

#### Stairs and landing

#### Bedroom One

13' 3" x 13' 3" (4.03m x 4.03m)

A good sized double bedroom has uPVC window to the front, grey decor to coving, radiator and pendant light.

#### Bedroom Two

9' 11" x 13' 4" (3.03m x 4.07m)

Another large double bedroom has two uPVC windows to the rear, cream and green decor, loft access, pendant light and plumbing for a radiator.

**Rear garden and patio**

A good sized rear garden has concrete patio to the back of the house with concrete path to the rear timber gate. Recently cut lawn garden with wall and fence boundaries.

**Front garden**

The front garden has concrete garden and path to door with low wall to all sides and timber gate to pavement.

**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.

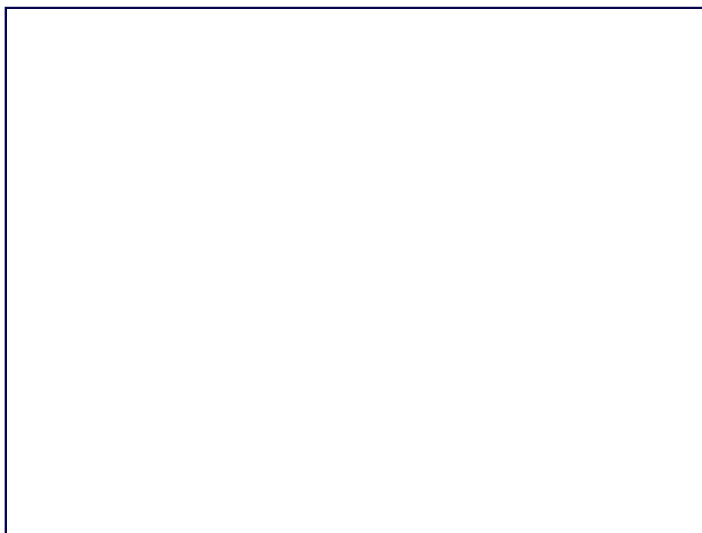
**Property Management**

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**

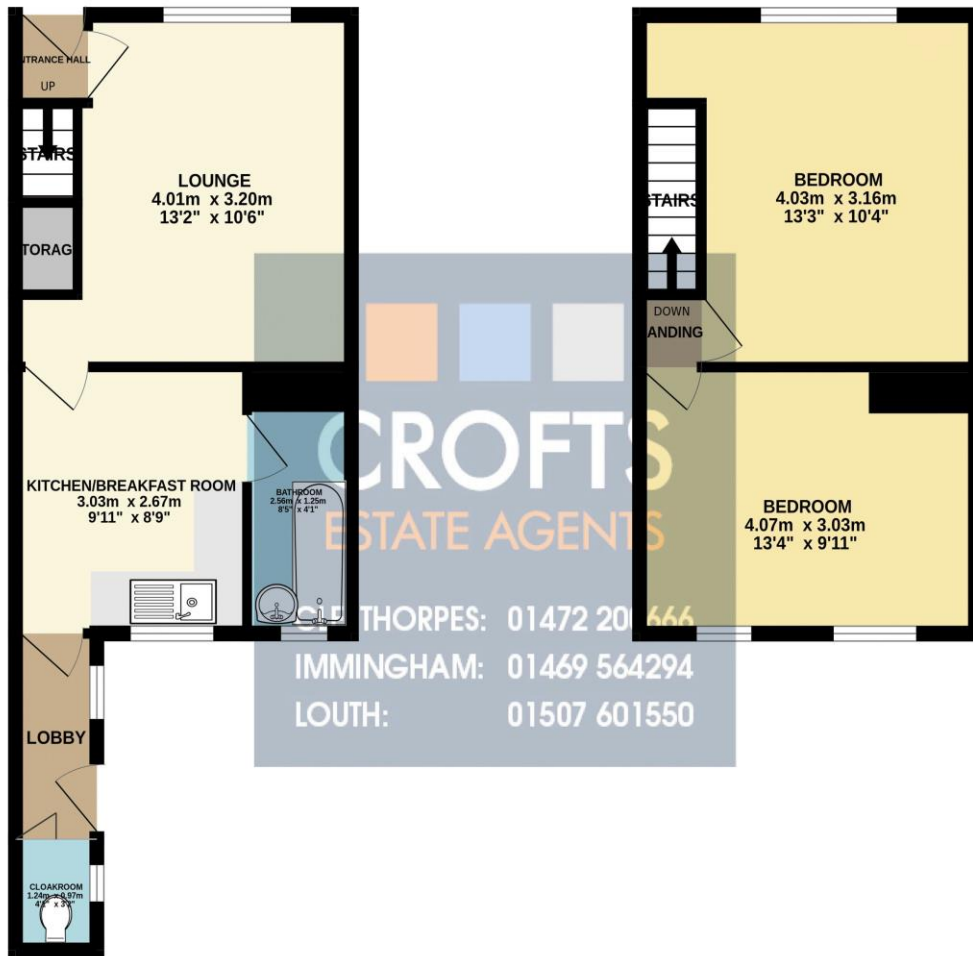
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
31.7 sq.m. (342 sq.ft.) approx.

1ST FLOOR  
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 59.9 sq.m. (645 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		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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