



# CROFTS ESTATE AGENTS

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



Crosby Road

Grimsby  
DN33 1LS

Monthly Rental Of £650  
Deposit Of £750

NEW FLOORING, REDECORATED THROUGHOUT, NEW BATHROOM, OFF-ROAD PARKING Crofts are pleased to bring to the rental market this exceptionally well presented three bedroom semi-detached property available to let! The property has undergone a substantial amount of work since the previous tenant left, including new carpets and new wooden flooring in both hallway and dining room. The property has had a new bathroom installed which includes white three-piece suite with shower over the bath. The kitchen, whilst not new, is in great condition and comes with an integrated electric oven and gas hob. Externally there are still works ongoing, off-road parking being made available on the front of the property, and some housekeeping in the rear garden including new fence and tidied up bedding areas. There is a lockable outhouse, along with two further storage areas with a gated area to the side of the house. Viewing is highly

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#### Front External

The garden is not pictured as it is currently have a driveway installed which will provide off road parking.

#### Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

The lounge is spacious and has a brand new grey carpet fitted and has been freshly painted light grey. There is a feature fire providing secondary heating to the gas centrally heated radiator.

#### Kitchen

11' 6" x 9' 0" (3.50m x 2.74m)

The kitchen is in extremely good condition for it's age, with solid wood units and black laminate effect rolltop work surfaces. There is an integrated oven and gas hob, with space under counter for an appliance. The floor is tiled in gloss white and the room has a double glazed unit to the rear elevation and PVC door.

#### Dining Room

11' 6" x 10' 0" (3.50m x 3.05m)

The dining room has wooden flooring and wood panelling to the walls and painted light grey above. The room has a double glazed window to the rear elevation and a cupboard for additional storage.

#### Bedroom One

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom One is located at the front of the property and has a new grey carpet fitted and is decorated to match. The room has a cupboard for additional storage and a double glazed window allowing plenty of natural light.

#### Bedroom Two

12' 4" x 11' 6" (3.76m x 3.50m)

The second bedroom is equal in size to the first, and follows a similar theme with new carpet and light grey painted walls. This room also has a cupboard for additional storage and a large PVC window to the rear elevation.

#### Bedroom Three

8' 7" x 8' 2" (2.61m x 2.49m)

The third bedroom is a smaller bedroom ideal for a nursery or office space. The room is decorated in similar fashion to the previous two bedrooms.

#### Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

The bathroom is extremely modern with new white three piece suite fitted with the bath having a shower overhead and shower screen. The floor is a decorative tiled effect vinyl, in keeping with the modern theme.



**Garden**

The garden to the rear is of good size, with paved area to the side of the house, a lawn and a bedding area for plants. The property has an outbuilding for storage, and two coal shelters ideal for storing the bins.

**Tenure**

Believed to be Leasehold, 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.

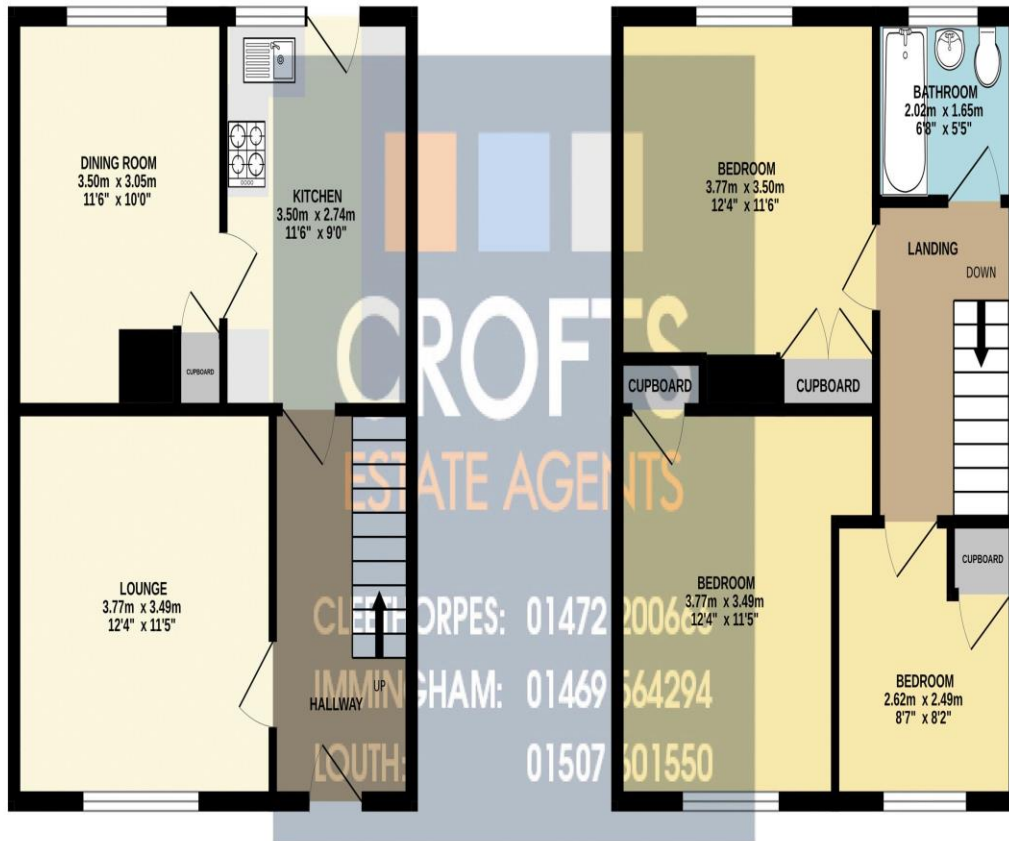
**Mortgage and Financial Advice**

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  
40.0 sq.m. (430 sq.ft.) approx.

1ST FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 80.0 sq.m. (861 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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