



# CROFTS ESTATE AGENTS

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



Cooper Road

Grimsby  
DN32 8DG

Monthly Rental Of £675,  
Deposit Of £778

Crofts Estate Agents are pleased to present this 3-bedroom terrace property TO LET, Located in central Grimsby, this property offers an ideal home for families or professionals seeking comfort and convenience. Recently redecorated throughout, the property boasts a fresh feel. The ground floor comprises, entrance hallway leading to a generously sized lounge featuring a charming fireplace, Adjacent to the lounge is a versatile dining room, complete with a handy under-stairs storage cupboard. The modern kitchen is equipped with an integrated oven, hob, and extractor fan, offering a stylish and practical space for cooking. The ground floor is also enhanced by a well-appointed shower room, which includes a large walk-in shower, pedestal sink, and WC. Upstairs, the first floor comprises three bedrooms, two of which are spacious doubles, along with an additional WC for added practicality. The property benefits from UPVC double glazing throughout and gas

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### Lounge

13' 5" x 9' 4" (4.08m x 2.84m)

Situated at the front of the property the lounge is decorated neutrally with grey carpet and light grey painted walls. The room comes with a bay window and an open feature fireplace.

### Second reception room

12' 2" x 11' 2" (3.72m x 3.41m)

The second reception room is the larger of the two and is most likely used as a sitting room/dining room. Again, the room is neutrally decorated with grey carpet and light grey painted walls. The chimney has a feature open fireplace.

### Kitchen

12' 4" x 7' 8" (3.75m x 2.34m)

To the rear of the property is a modern gallery kitchen. With ample work surfaces and a range of wall and base units the kitchen is fitted with an electric oven and ceramic hob.

### Shower Room

5' 5" x 7' 8" (1.66m x 2.34m)

The shower room for the property is located downstairs at the rear of the kitchen and is fitted with a large walk in shower, white WC and hand basin.

### Bedroom One

12' 2" x 11' 4" (3.72m x 3.46m)

At the front of the first floor is a spacious master bedroom neutrally decorated with grey carpet with feature chimney breast.

### Bedroom Two

11' 2" x 9' 3" (3.40m x 2.83m)

Bedroom two is in the mid portion of the property and is large enough for a double bed. Neutrally decorated with grey carpet and cream painted walls.

### Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

The third bedroom is the smallest of the three and is big enough for a small single bed or is best used as an office space/study. The cupboard houses the boiler for the property.

### Upstairs WC

Upstairs there is an additional WC and hand basin between the two rear bedrooms.

**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**

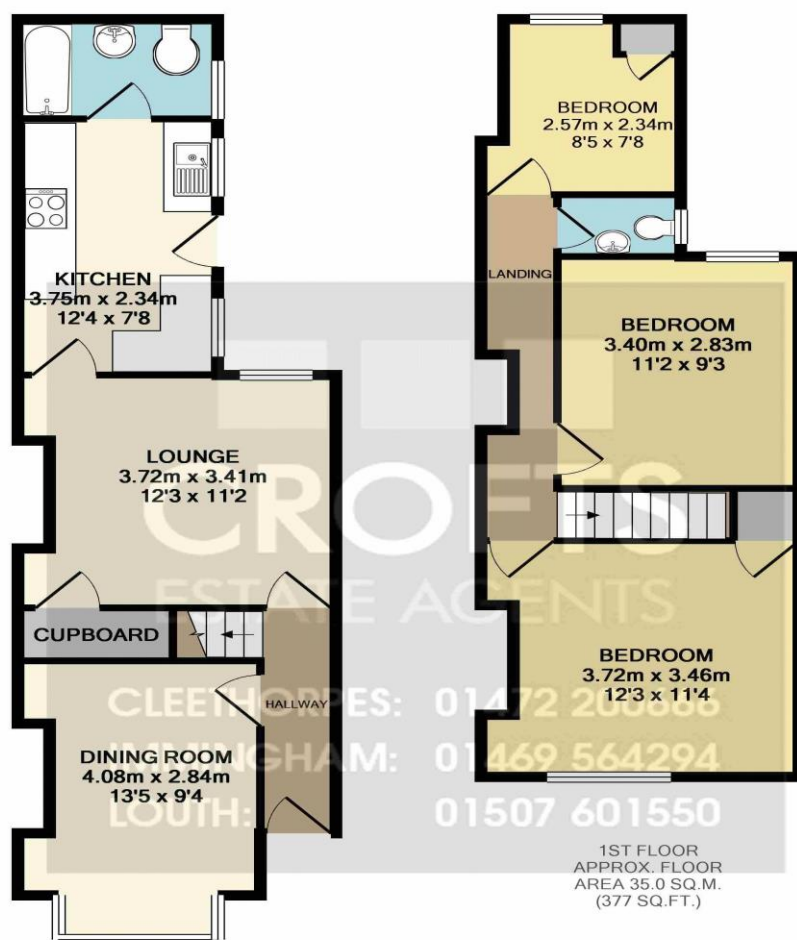
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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**  
APPROX. FLOOR  
AREA 39.8 SQ.M.  
(429 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 74.8 SQ.M. (805 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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