

MARTIN MASLIN

FIRST FLOOR FLAT
71A CROMWELL ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN31 2DN



Situated on Cromwell Road a first floor flat converted from a terrace house ideal for a first-time buyer or investment opportunity offered with no chain. The property is ideally placed for local shops and amenities and is on a good bus route to the town centre. The flat has been updated including a new Kitchen and Bathroom, re-wiring and some replacement uPVC windows. Accommodation briefly comprises:- a communal Entrance Hall with staircase leading to the first floor serving a good size Lounge, a small Kitchen with a modern shaker style range of cabinets with an oven and hob, two Bedrooms and a smart Bathroom suite in white. The property has a paved rear garden with a wrought iron staircase providing the fire escape access from the Kitchen. Viewing highly recommended.

EPC Rating - C

£45,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

ENTRANCE PORCH

A shared front entrance porch gives access to a door with a staircase leading to the first floor landing.

FIRST FLOOR LANDING

Featuring a split level landing with loft access and all rooms lead off directly as follows.



FIRST FLOOR LANDING

LOUNGE

4.65m (15'3") x 3.58m (11'9")

A good size room with a radiator and two uPVC double glazed windows.



LOUNGE

KITCHEN

2.87m (9'5") x 2.13m (7'0")

A small kitchen fitted with a modern range of high gloss cream shaker style cabinets having complementary worksurfaces incorporating a stainless steel sink with mixer taps and tiled splash back. It has a built in four ring electric hob with an overhead extractor fan and light, a single electric oven and grill and plumbing for a washing machine. The kitchen has a uPVC double glazed door which provides access to a fire escape with a wrought iron staircase leading down to the garden.



KITCHEN

BEDROOM ONE

4.04m (13'3") x 3.00m (9'10")

A double bedroom with a radiator and a uPVC double glazed rear window.



BEDROOM ONE

BEDROOM TWO

3.10m (10'2") x 1.85m (6'1")

With a wall mounted Ideal combination central heating boiler (installed in 2016), a radiator and a uPVC double glazed side window.

BATHROOM

A white bathroom suite comprising a close coupled w.c, a pedestal wash hand basin and a panel bath with a shower over. Partly tiled in an attractive marble finish with a chrome heated towel rail and a uPVC double glazed side window.

OUTSIDE

There is a paved garden with pedestrian access at the rear.

SERVICES

Mains gas, water, electricity and drainage are connected.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

TENURE

The property is Leasehold - 150 years extended lease from 2019. There is no ground rent.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

The property is a first floor flat situated along Cromwell Road towards the Littlefield Lane junction. There is a good range of local shops and amenities close by and local buses serve the area.



BEDROOM TWO



BATHROOM

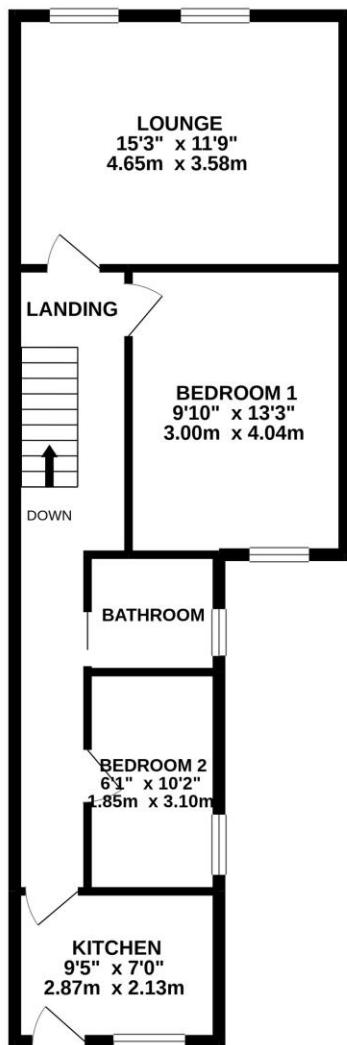


OUTSIDE



OUTSIDE

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) 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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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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