



CROFTS ESTATE AGENTS

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



Flat 2 The Studio (FFF)
Allenby Crescent
Fotherby
LN11 0UJ

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this neutral and modern first floor flat which is located within the village of Fotherby just outside the market town of Louth. Internal viewing will reveal an open plan living-dining-kitchen, a bedroom and a shower room. The property also benefits from uPVC double glazing and electric heating. This would make an ideal first time purchase or great lock and up and go type property for someone looking to downsize and travel. Opportunity to purchase freehold or extend lease

Offers in the Region Of
£85,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

A front door opens to reveal a door to the flat and then stairs into the lounge area.

Lounge

12' 11" x 12' 11" (3.94m x 3.94m)

The lounge has tri aspect windows, two heaters, a carpeted floor and access to the loft space.

Kitchen/Diner

6' 11" x 12' 11" (2.10m x 3.94m)

The kitchen-diner has dual aspect windows to the sides, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bedroom

10' 6" x 9' 8" (3.21m x 2.94m)

The bedroom has a window to the side elevation, a heater and a carpeted floor.

Shower Room

10' 3" x 2' 11" (3.12m x 0.88m)

The shower room has a door to side elevation down a fire escape, tiled walls, vinyl flooring, a WC, basin and a shower cubicle with an electric shower.

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 EXCEPT FOR GAS. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

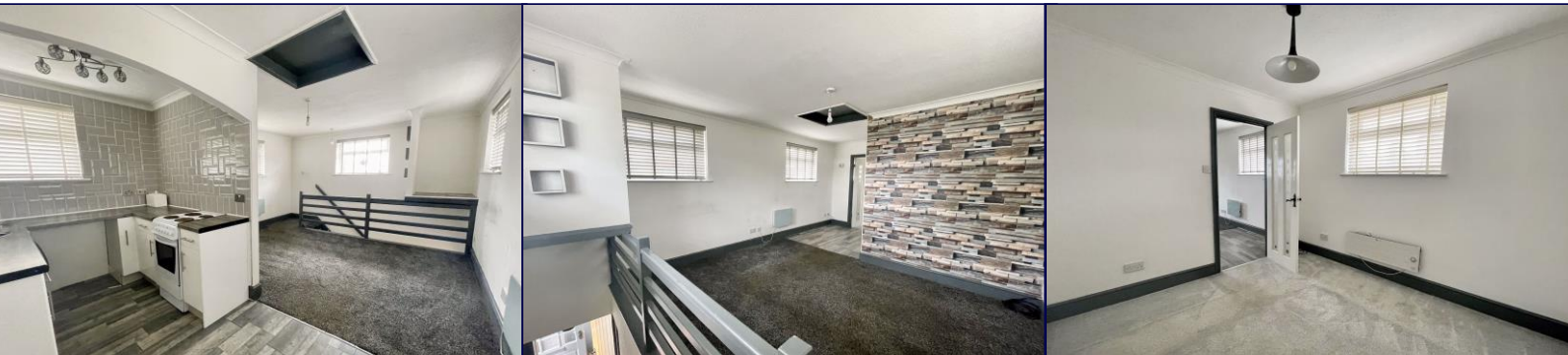
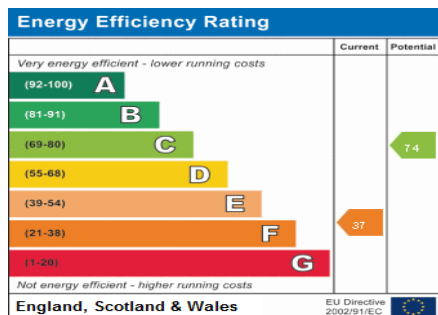
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.