



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Waterside
Louth
LN11 0US

Offers in the Region Of
£165,000

Located in a quiet residential area of the town with picturesque walks on your doorstep sits this lovely three bedroom terrace house with NO FORWARD CHAIN. This property briefly comprises lounge, kitchen/diner and WC to the ground floor and three good size bedrooms and a family bathroom to the first floor. Externally, you will find two parking space, a small front garden and a good size rear garden with patio area. This property also benefits from uPVC windows and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

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Entrance Hallway

Window to the side elevation, radiator and store cupboard.

Lounge

A spacious lounge with double glazed window, carpet and radiator.

Kitchen/Diner

An open plan kitchen diner with two windows and door to the rear, radiator, plumbing for a washing machine and dishwasher, one and a half sink and space for a fridge freezer.

Bedroom One

Double bedroom with double glazed window to the front, radiator, neutral decor and carpet.

Bedroom Two

Double bedroom with double glazed window to the rear, radiator, carpet and neutral decor.

Bedroom Three

A single bedroom with double glazed window, radiator, neutral decor and carpet.

Family Bathroom

A family bathroom with double glazed window, extractor, three piece suite with shower above bath, extractor and towel rail.

Outside

Small front garden, two allocated parking spaces and good size rear garden with patio area

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 B: To confirm council tax banding for this property please view the website 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 seven days a week to arrange for your free valuation.

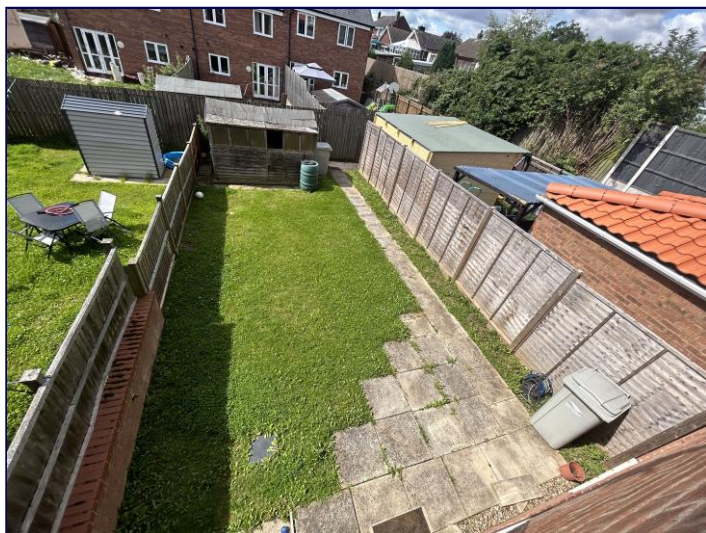
Property Management

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

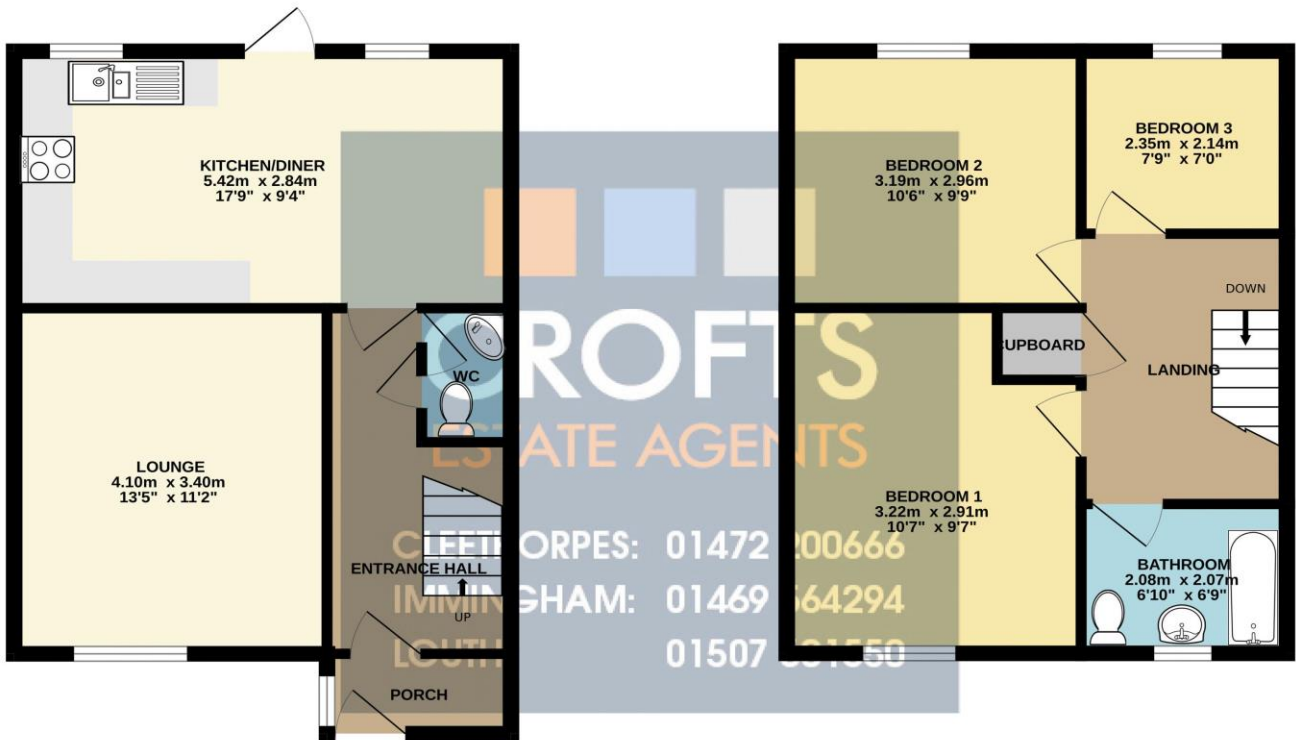
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
39.4 sq.m. (424 sq.ft.) approx.

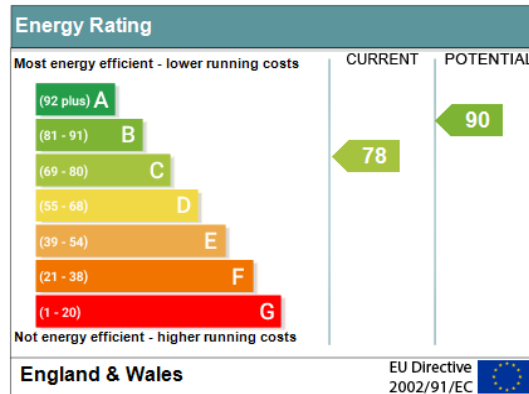
1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA : 77.2 sq.m. (831 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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Address: 3 Waterside, LOUTH, LN11 0US
RRN:



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