



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



45 Oxford Street
Cleethorpes
DN35 8RE

Offers in the Region Of
£129,950

Situated close to Cleethorpes town centre, the seafront and promenade, excellent schooling and abundant amenities is this superbly presented three bedroom mid terrace house. With NO FORWARD CHAIN, this property makes a perfect first or second time buy with space for the smaller growing family. It could even make a good buy to let investment with rents achieving £750 plus in this area. The property briefly comprises entrance hall, living room, dining room, kitchen, ground floor bathroom, stairs and landing to first floor, three bedrooms and small handy comforts floor cloakroom. Outside the property has smart frontage and very good sized rear with lawn, barkers borders, 2 sheds and raised slab patio are.

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

10' 9" x 2' 10" (3.27m x 0.86m)

A small covered porch leads to uPVC frosted door and light panel to hallway which has grey wood laminate floor, white decor, radiator and wall light.

Living room

11' 5" x 8' 9" (3.47m x 2.67m)

The lounge has a curved uPVC bay window, grey decor with a feature wall to original coving, grey carpet, radiator, fireplace with wood surround, gas fire and cream marble inset and hearth.

Dining room

11' 1" x 12' 0" (3.38m x 3.67m)

The dining room has uPVC window to the rear with blinds, grey wood laminate flooring, white decor with feature wall to coving, brick open fronted fireplace, under stairs storage cupboard, pendant light and radiator.

Kitchen

11' 3" x 7' 3" (3.44m x 2.20m)

The kitchen has a run of cream wall and base units to both sides of the galley style kitchen with wood effect work tops over plus stainless sink drainer. There is space for an electric cooker, tall fridge freezer, washing machine and other low level under unit white good. The room has white tiled splash backs, cream tiled

floor, white decor to coving, radiator, uPVC window and uPVC frosted door and boiler cupboard.

Bathroom

5' 7" x 9' 3" (1.70m x 2.82m)

The bathroom is on the ground floor and has three piece white suite with thermostatic shower over bath, cream tiled splash backs, white decor, radiator, ceiling light, frosted uPVC window and blind and grey wood effect vinyl floor.

Stairs and landing

The stairs and landing have grey carpet, white decor, pendant light and loft access.

Bedroom One

11' 1" x 12' 0" (3.37m x 3.66m)

The main front bedroom has light brown carpet, cream decor, built in storage, radiator, fan light and uPVC window to the front.

Bedroom Two

11' 1" x 9' 2" (3.37m x 2.79m)

The second bedroom has grey carpet, white decor, uPVC window to the rear, ceiling light, radiator and built in storage cupboard.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.23m)

The smallest bedroom has uPVC window to the rear, grey and white decor, grey carpet, radiator, pendant light and built in storage.

First floor cloakroom

3' 0" x 7' 4" (0.91m x 2.23m)

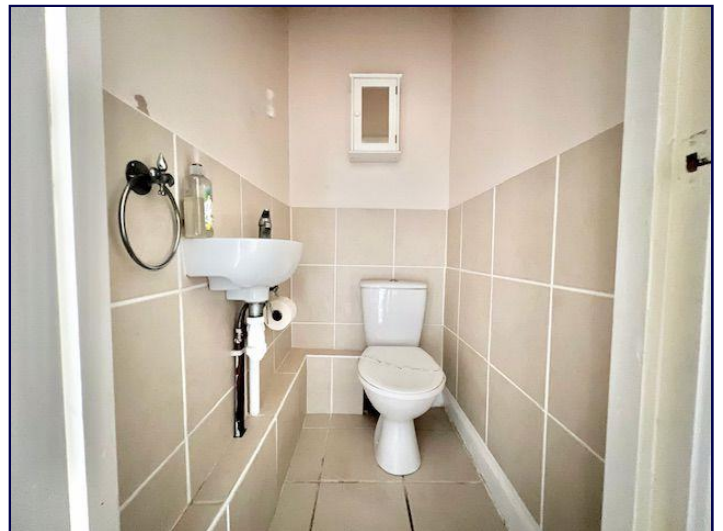
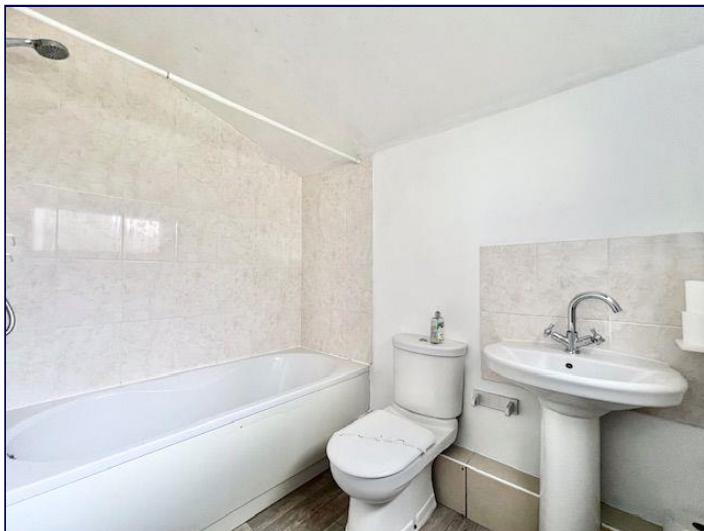
A small first floor cloakroom comes in handy and has matching white WC and sink, white walls, pendant light and grey wood effect vinyl floor.

Front garden

The front has a neat wall garden to all sides with gate to the pavement, concrete path to front door and low maintenance gravel garden

Rear garden

A good sized garden has concrete path to the bottom of the garden which has a large slab patio area. The path leads past two timber sheds, neat lawn area and raised barked bed. The garden has a timber and wall perimeter boundary with a right of way of one neighbour across the garden for access.



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.

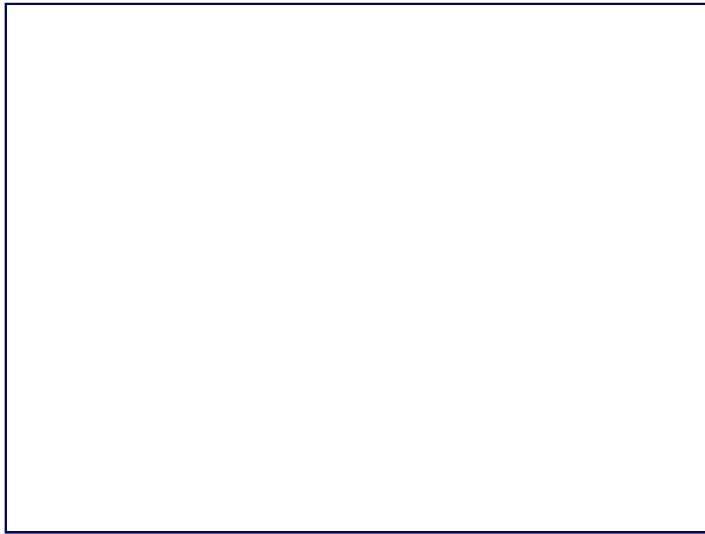
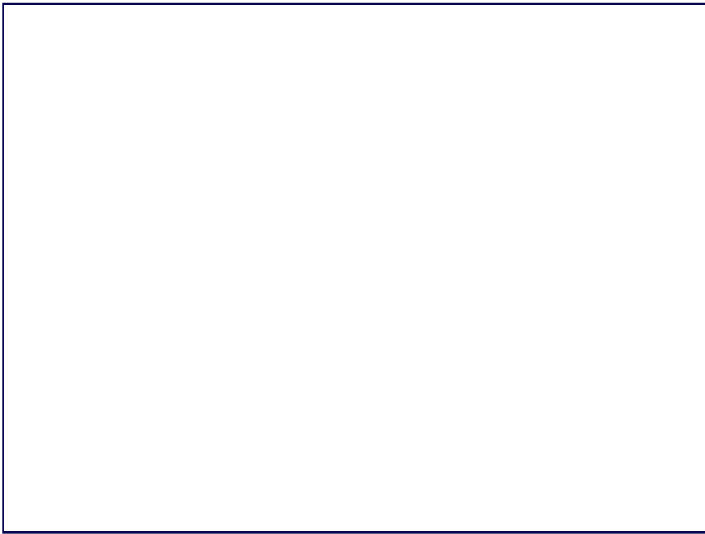
Viewings

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

Council Tax Information

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

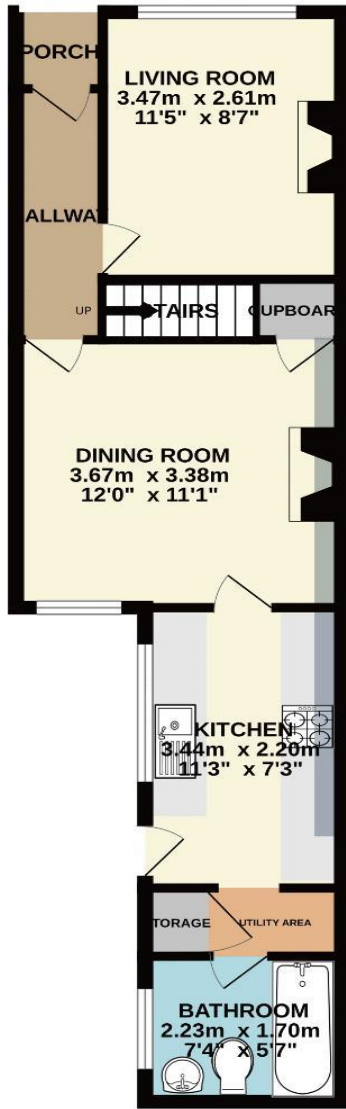




OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



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TOTAL FLOOR AREA : 76.3 sq.m. (821 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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