



CROFTS ESTATE AGENTS

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



153 Davenport Drive
Cleethorpes
DN35 9NH

**Offers in the Region Of
£94,950**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this ground floor two bedroom flat with a pleasant neutral and modern decor throughout. Fantastic much sought after location with local bus routes close to hand, local shops, colleges and schools are also within easy reach. Ideal for a first time buyer or investor, this property comes with viewing highly advised. A real treat to this flat is the front and rear gardens with two outside storage sheds and the property also benefits from uPVC double glazing 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

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Entrance

The accommodation on offer is entered through a uPVC double glazed main entrance door to the side of the property into the hallway with a carpeted floor and a generous storage cupboard. Doors provide access to.

Kitchen

11' 10" x 7' 9 (3.61m x 2.37m)

The kitchen has a leaded window and door to the rear elevation, a radiator and a tiled floor. There is a range of fitted units to base and eye level with a sink and drainer, breakfast bar, under counter fridge and an electric oven and gas hob.

Lounge

19' 2" x 11' 7 (5.84m x 3.53m)

A most generous sized lounge-diner with a set of leaded double uPVC patio doors leading to the rear garden, a radiator and a carpeted floor.

Bedroom One

12' 2" x 10' 9 (3.72m x 3.27m)

Bedroom one has a leaded uPVC window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

7' 11" x 10' 9 (2.42m x 3.27m)

Bedroom two has a leaded uPVC window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

Fitted with a matching three piece suite comprising paneled bath with mixer shower and folding shower screen, pedestal wash basin and a low level flush W.C. Tiling to the splash area's. Cushioned flooring, central heating radiator and a leaded uPVC Double glazed window to the side elevation.

Outside

Stood back from the road, the property has a front garden laid to lawn with a shared pathway leading to the main entrance door. The rear garden is a surprise for an apartment. Laid predominantly to lawn and with two brick built storage sheds. The boundary is secured with timber fencing and mature conifer hedging.

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

Viewings

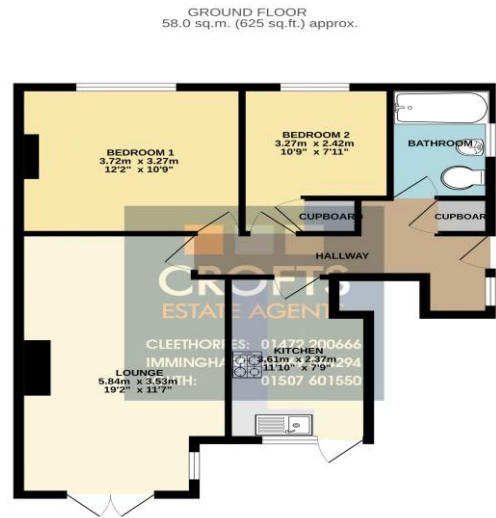
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.vo.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



TOTAL FLOOR AREA: 58.0 sq.m. (625 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained in this advertisement, Crofts and its agents accept no responsibility for any errors or omissions. All measurements are taken from wall to wall unless otherwise stated. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.