



# CROFTS ESTATE AGENTS

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



## South View

Holton-Le-Clay  
DN36 5BW

Offers in the Region Of  
£89,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious ground floor flat which is located within the desirable village of Holton le Clay. Ideal for someone looking to downsize, a first time buyer or buy to let investor, this property is expected to be popular and therefore comes with viewing highly advised. The village boasts an enviable array of local amenities and internal viewing will reveal the lounge-diner, kitchen, two bedrooms and the shower room. With a rear garden and the property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring. There is also a storage cupboard.

### Lounge/Diner

17' 9" x 10' 10" (5.40m x 3.30m)

The lounge-diner has French doors with a window either side to the rear elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

### Kitchen

6' 4" x 10' 0" (1.93m x 3.05m)

The kitchen has an opaque window to the side elevation, a door to the rear, a radiator and laminate flooring. There is also a fitted kitchen with a one and a half bowl ceramic sink and drainer, washing machine, fridge-freezer and a gas cooker.

### Bedroom One

14' 2" x 10' 10" (4.33m x 3.29m)

Bedroom one has a window to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

### Bedroom Two

11' 2" x 6' 4" (3.41m x 1.94m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Shower Room

4' 9" x 6' 9" (1.44m x 2.07m)

The shower room has an opaque window to the side elevation, partially tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and an electric shower.

### Outside

A gate provides access through to the rear garden which backs on to fields. There is a tidy lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

**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, 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

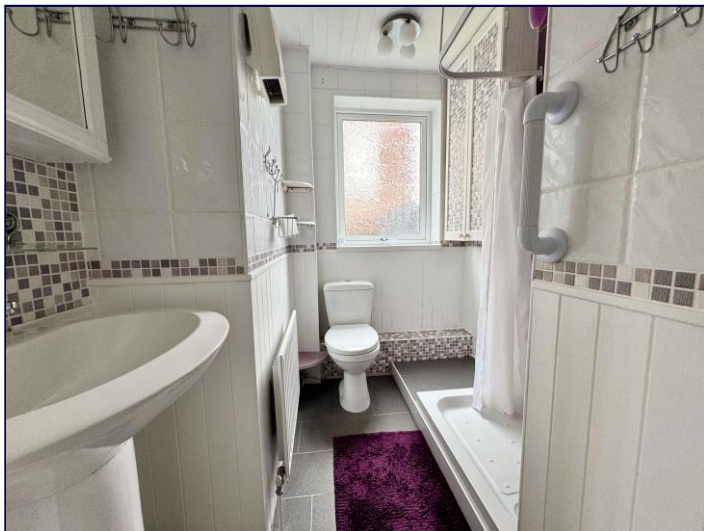
**Property Management**

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.

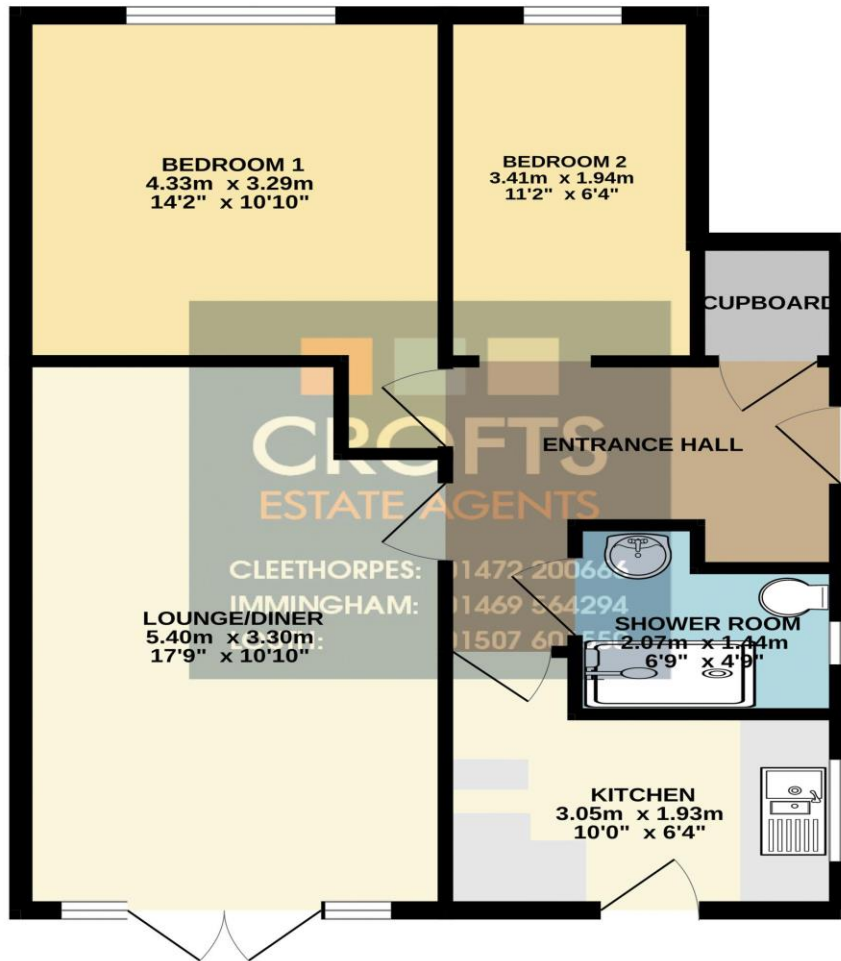
**Mortgage and Financial Advice**

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  
53.5 sq.m. (576 sq.ft.) approx.



TOTAL FLOOR AREA : 53.5 sq.m. (576 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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