



CROFTS ESTATE AGENTS

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



Hart Street

Cleethorpes
DN35 7RQ

£109,950

We are delighted to be able to offer to the market this well presented two double bedroom mid terrace property located within this established residential area and creates an ideal purchase for a variety of buyers. Recently the property has been great improved with new uPVC double glazed windows, upgraded electric with RCD circuit with inbuilt surge protection, central heating with modern fitted boiler and finally a home ventilation system to the loft. Other improvements include decoration and landscaped rear garden with new fencing. The property briefly comprises entrance porch, hallway, through lounge / diner, kitchen, lobby and cloakroom. To the first floor there is the landing, two double bedrooms and a bathroom and separate w.c. Well presented front and rear gardens.

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Entrance Porch

Entry door to the front elevation, inner door through to the hallway.

Hallway

With central heating radiator and having staircase leading to the first floor.

Dining Room

12' 5" x 10' 4" (3.772m x 3.148m)

With uPVC double glazed window to the rear elevation and having dado rail to the walls. Central heating radiator. Understairs storage cupboard. Opening to the lounge to the front.

Lounge

11' 4" plus bay x 9' 10" (3.462m x 2.995m)

Offering uPVC double glazed walk in bay window to the front elevation, the lounge is pleasantly presented and has coving to the ceiling and dado rail to the walls. Central heating radiator. Living flame gas fire with surround.

Kitchen

10' 6" x 7' 11" (3.200m x 2.417m)

With uPVC double glazed window to the side elevation, the kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Gas cooker point. Plumbing for an

automatic washing machine. Coving to the ceiling. Central heating radiator.

Lobby

uPVC double glazed entry door to the rear and door to the ground floor cloakroom.

W.C

3' 0" x 4' 9" (0.916m x 1.44m)

uPVC double glazed window to the rear elevation and fitted with a w.c. Central heating radiator. Wall mounted Worcester gas boiler.

First Floor Landing

Offering coving and loft access to the ceiling.

Bedroom One

11' 5" x 13' 1" into wardrobes (3.483m x 3.982m)

The first of the double bedrooms is well proportioned and has a double glazed window to the front elevation. Fitted wardrobes with sliding doors along one wall. Central heating radiator.

Bedroom Two

12' 5" x 7' 8" (3.774m x 2.340m)

uPVC double glazed window to the rear elevation. Coving to the ceiling and dado rail to the walls. Central heating radiator.

Cloakroom

3' 0" x 4' 5" (0.916m x 1.340m)

uPVC double glazed window to the side elevation and fitted with a w.c and wall mounted wash hand basin.

Bathroom

6' 9" x 7' 11" (2.056m x 2.416m)

The bathroom is fitted with a panelled bath with electric shower over and has a pedestal wash hand basin. Tiled splashback. Central heating radiator. Storage cupboard.

Outside

The property benefits from low maintenance gardens to both the front and rear elevations. The rear garden is particular notable with the current occupier recently installing a new quality fence providing a great degree of privacy and security. The remainder of the garden is well kept with beautifully maintained lawn with an established shrub border creating a pleasant focal point. Gate leading out to the rear alley where the local residents keep it clean and tidy.

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 A: 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
38.9 sq.m. (419 sq.ft.) approx.

1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 74.5 sq.m. (802 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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