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



Bramhall Street

Cleethorpes
DN35 7QU

£129,950

Offered for sale with no forward chain on the vendors side, this three double bedroom end of terrace has the added benefit of a twin garage to the rear with office above, offering the potential subject to permissions for development. With gas central heating and double glazing, this pleasant property briefly comprises entrance hallway, lounge, dining room, kitchen with pantry, utility and w.c to the ground floor. To the first floor there is the landing, bathroom and three double bedrooms. Front and rear gardens. Viewing is advised.

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Entrance

uPVC and double glazed entry door to the side elevation. Staircase to the first floor.

Lounge

12' 7" x 13' 11" (3.837m x 4.248m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator.

Dining Room

10' 5" min x 13' 11" (3.184m x 4.242m)
uPVC double glazed window to the side elevation. Laminate flooring. Central heating radiator.

Kitchen

16' 8" x 9' 7" (5.091m x 2.926m)
Offering uPVC double glazed window and entry door to the side elevation, the kitchen offers a good range of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a washing machine. Central heating radiator. Tiled flooring. Pantry off.

Pantry

3' 7" x 5' 1" (1.096m x 1.540m)
uPVC double glazed window to the side elevation.

Utility

3' 5" x 6' 5" (1.051m x 1.951m)
With wall mounted gas boiler and plumbing for a washing machine. Door to w.c.

W.C

3' 8" x 3' 2" (1.119m x 0.955m)
uPVC double glazed window to the side elevation and offering a fitted w.c.

First Floor Landing

Dado rail to the walls.

Bedroom One

12' 0" x 13' 11" (3.653m x 4.244m)
uPVC double glazed window to the front elevation.

Bedroom Two

10' 5" x 10' 7" (3.186m x 3.234m)
uPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

5' 5" x 7' 1" (1.662m x 2.163m)
With uPVC double glazed window to the side elevation, the bathroom is fitted with a close coupled w.c, vanity wash hand basin and panelled bath with mixer shower taps. Splashback tiling.

Central heating radiator. Coving to the ceiling. Central heating radiator.

Bedroom Three

10' 10" x 10' 0" (3.297m x 3.043m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property offers low maintenance, front,side and rear garden with the rear enjoying a reasonable degree of privacy. An added bonus to this property is the coach house/garage to the rear.

Garage

A bonus to this property is the fact it has a detached garage to the rear with two single garages and a first floor office space. The garage offers great potential with similar garages nearby being converted into small detached dwellings.

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

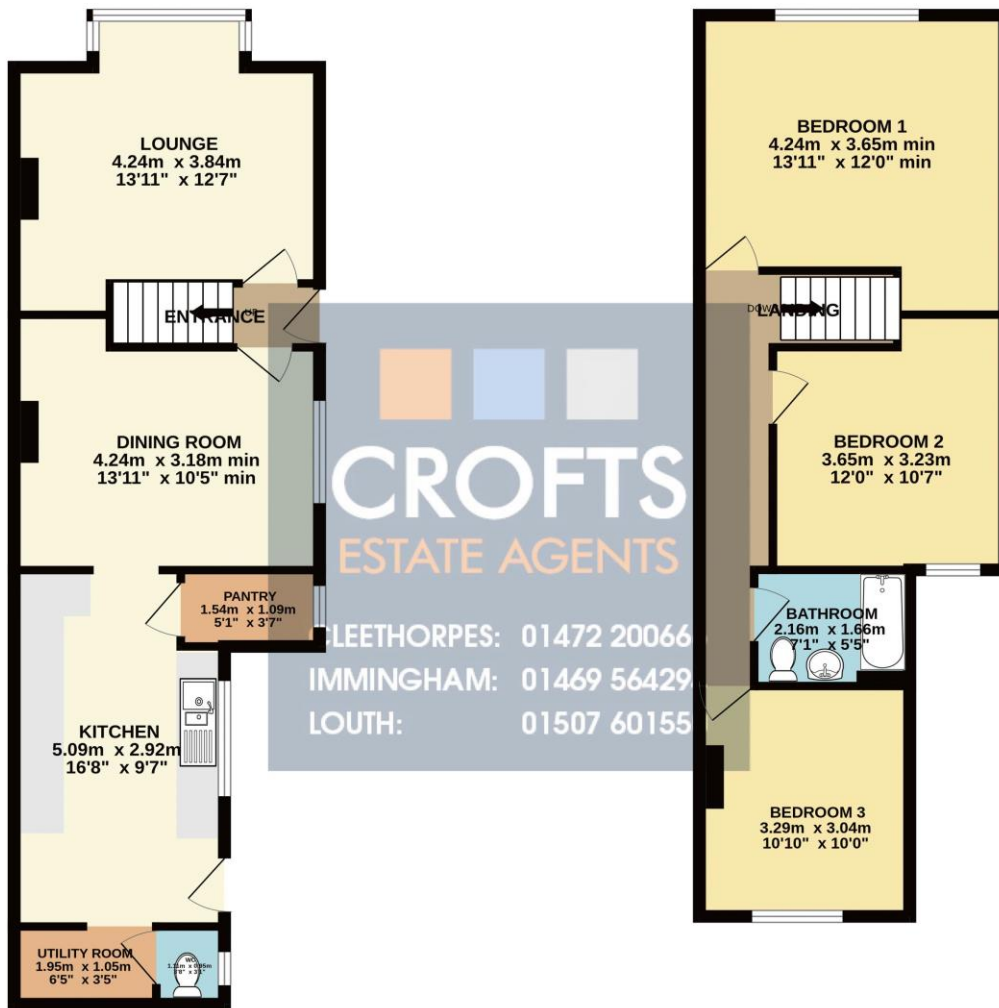
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
51.1 sq.m. (550 sq.ft.) approx.

1ST FLOOR
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA: 98.8 sq.m. (1064 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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