



# CROFTS ESTATE AGENTS

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



## Haverstoe Place

Cleethorpes  
DN35 9QG

Auction Guide Price £170,000

This three bedroom semi-detached is found within this ever popular and sought after location within Cleethorpes. A short distance from many local amenities and also within easy access of the beach and promenade, the property is offered for sale with no forward chain on the vendors side. Offering the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance hallway, lounge, breakfast kitchen, shower room and three bedrooms. Front and rear gardens with ample off road parking and possible standing for a caravan or similar. Detached garage with adjoining workshop/shed. The rear garden also benefits from a good degree of privacy and a southerly facing aspect. Viewing is highly advised.

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#### Entrance Hallway

uPVC entry door with adjoining glazed panel to the side elevation. Coving to the ceiling. Central heating radiator.

#### Lounge

15' 11" x 11' 5" (4.851m x 3.474m)

uPVC double glazed bow window to the front elevation. Coving to the ceiling. Electric fire with surround.

#### Breakfast Kitchen

10' 5" x 11' 11" (3.169m x 3.625m)

uPVC double glazed windows to the rear and side elevations, along with an entry door to the rear also. Fitted wall and base units with contrasting work surfacing with inset one and a half stainless steel sink and drainer. Integrated oven and four ring electric hob with extractor over. Plumbing for a washing machine. Gas boiler. Central heating radiator.

#### Bedroom One

10' 11" x 10' 5" into wardrobe (3.327m x 3.171m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes along one wall.

#### Bedroom Two

9' 11" x 7' 7" (3.025m x 2.308m)

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

#### Bedroom Three

7' 1" x 10' 11" (2.168m x 3.334m)

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

#### Shower Room

6' 9" x 8' 5" (2.058m x 2.569m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, vanity wash hand basin and shower cubicle with electric shower. Central heating radiator. Storage cupboard.

#### Outside

The property offers low maintenance front and rear gardens, with ample sized driveway creating off road parking for two/three cars or possible standing for a caravan. Rear garden with lawn and patio areas enjoying a good degree of privacy and having a southerly facing aspect. Detached garage with adjoining store.

**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 B: 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.

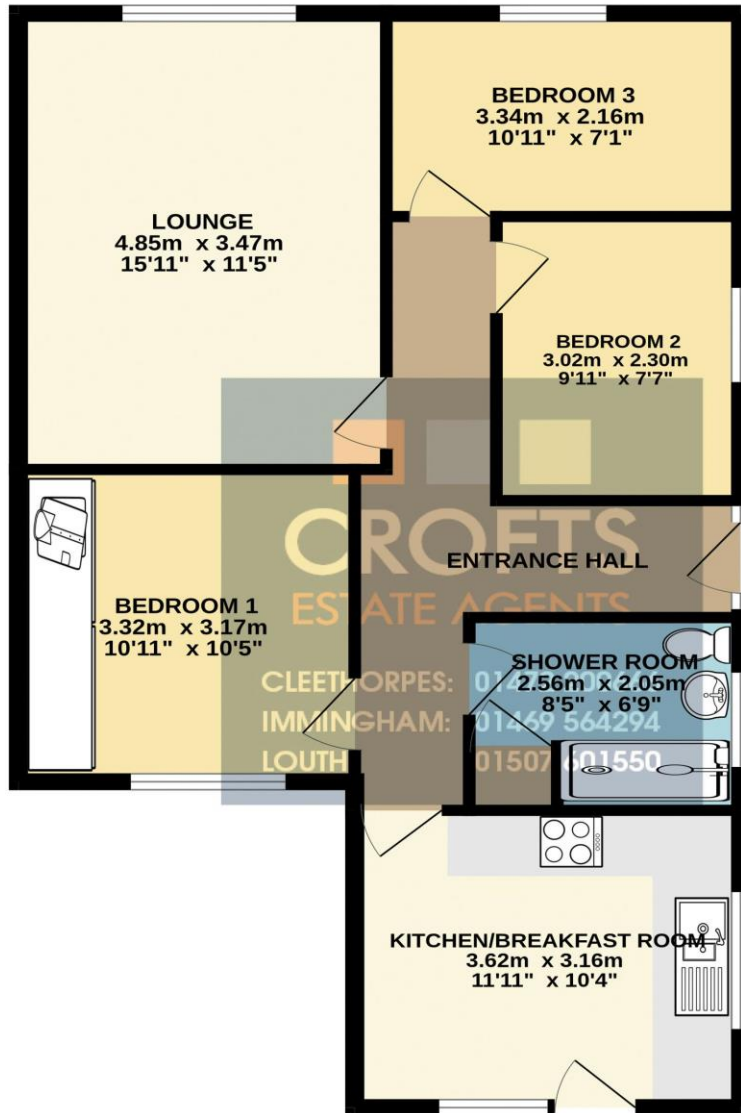
**Mortgage and Financial Advice**

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  
68.2 sq.m. (734 sq.ft.) approx.



TOTAL FLOOR AREA : 68.2 sq.m. (734 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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