



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Humber Street

Cleethorpes
DN35 8NN

Offers in the Region Of
£117,000

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is conveniently located within walking distance to Cleethorpes seafront. Positioned to benefit from an array of local amenities and public houses this property is brought to the market with viewing highly advised. There are also local schools and good road links making this an ideal purchase for a young family. Internal viewing will reveal the lounge, dining room, kitchen, three bedrooms and bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating. * If an investor wishes to buy this the current owner would love to stay on as a tenant *

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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Lounge

11' 1" x 12' 8" (3.39m x 3.86m)

The lounge has a window and door to the front elevation, a radiator and a carpeted floor.

Stairs

With access to the first floor.

Dining Room

12' 3" x 11' 7" (3.74m x 3.54m)

The dining room has a window to the rear elevation, a radiator and a tiled floor. There is also access to the under stairs cupboard.

Kitchen

12' 11" x 5' 9" (3.93m x 1.74m)

The kitchen has a door and three windows to the side elevation, a range of fitted units, sink and drainer, an electric oven and gas hob.

Utility room

The utility room has windows to the side and rear elevation and a tiled floor.

Bedroom One

11' 1" x 12' 6" (3.38m x 3.80m)

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

Bedroom Two

12' 3" x 11' 6" (3.73m x 3.50m)

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

Bedroom Three

9' 6" x 6' 0" (2.90m x 1.83m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

6' 3" x 7' 7" (1.90m x 2.30m)

The bathroom has an opaque window to the side elevation, a radiator and a carpeted floor. There is also a a WC, basin and a bath.

Outside

With a low maintenance front garden. The rear garden is low maintenance and split into two sections with a gate. A private garden ideal for alfresco dining.

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

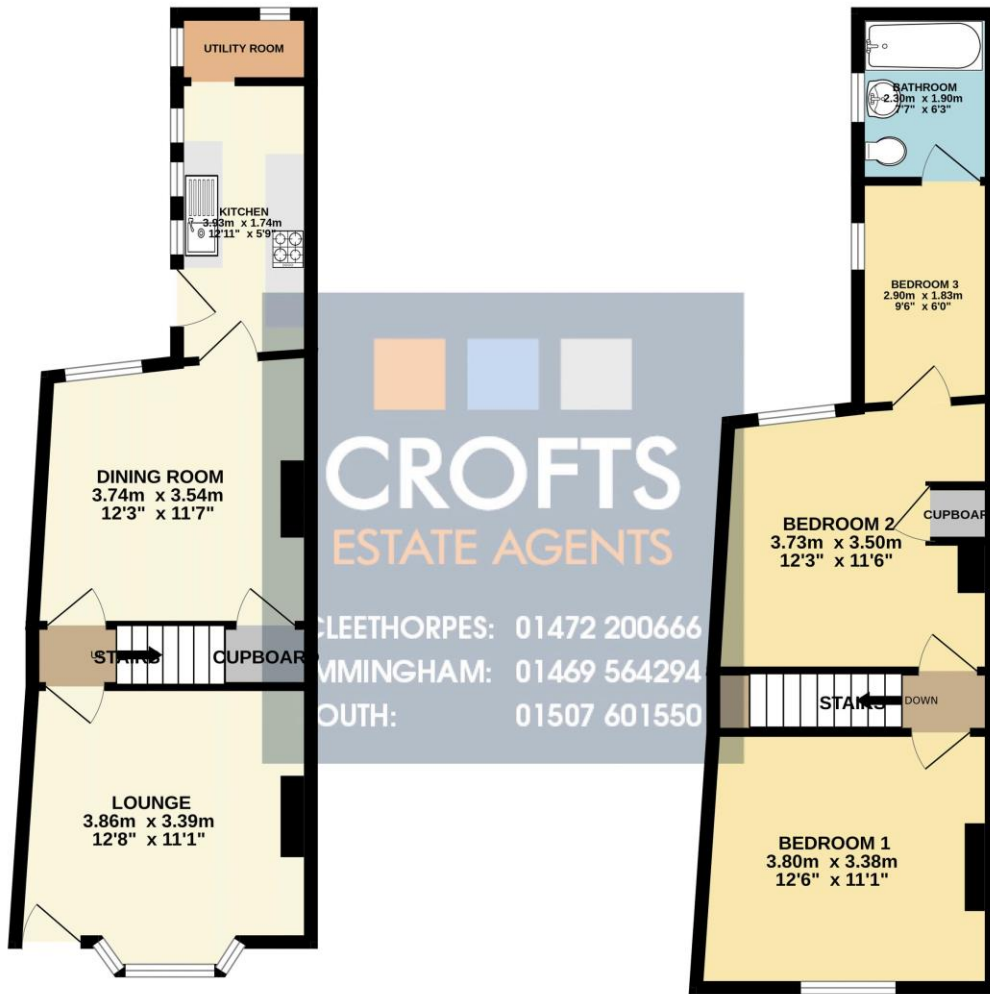
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
35.9 sq.m. (386 sq.ft.) approx.

1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



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TOTAL FLOOR AREA: 72.3 sq.m. (779 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		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.