



CROFTS ESTATE AGENTS

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



James Major Court

Cleethorpes
DN35 9HG

Offers in the Region Of
£149,950

Early viewing is highly advised on this most beautifully presented two double bedroom mid mews property situated within this popular area of Cleethorpes. Offered for sale with no forward chain on the vendors side this beautiful home creates an ideal purchase opportunity for a variety of buyers and offers that perfect home looking for home just to walk in the front door, place their furniture and get on with life. Offering the benefits of double glazing and gas central heating the property also has a security alarm system although this will need recommissioning. The lovely property briefly comprises of a attractively decorated living room, cloakroom and modern breakfast kitchen, landing, two double bedrooms and a bathroom. Open plan frontage with allocated parking. To the rear the garden has fenced perimeter with gated access to a small alleyway which services just three of these homes. The garden itself has a patio area with timber pergola over ideal for outdoor entertaining, with the remainder of the garden being gravelled along with raised flower bed and established tree.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Living Room

19' 11" x 11' 11" (6.070m x 3.643m)

Offering uPVC double glazed window and double glazed composite entrance door to the front elevation. Attractively decorated and offering two central heating radiators. Staircase leading to the first floor and having useful downstairs separate storage cupboard and cloakroom beneath.

Cloakroom

Equipped with a pedestal wash hand basin and close coupled w.c. Tiled splashback. Fitted extractor fan. Central heating radiator.

Kitchen/Breakfast Room

8' 6" x 11' 11" (2.579m x 3.630m)

This lovely kitchen is fitted with a stylish range of wall and base units with complementary work surfacing with inset circular sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Wall mounted Ideal gas boiler concealed in to one of the wall units. Central heating radiator. uPVC double glazed window and entrance door to the rear elevation.

First Floor Landing

Offering loft access to the ceiling.

Bedroom One

12' 8" x 11' 11" (3.872m x 3.624m) maximums

Offering two uPVC double glazed windows to the front elevation. Central heating radiator. Built in storage cupboard over the stair bulkhead.

Bathroom

8' 0" x 4' 4" (2.438m x 1.317m)

A modern bathroom fitted with a panelled bath with screen and shower over, close coupled w.c and a pedestal wash hand basin. Fully tiled walls and floor service. Two pin electric bathroom socket. central heating radiator.

Bedroom Two

10' 5" x 11' 11" (3.169m x 3.641m)

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

Outside

To the front the property has an open plan space with allocated parking. To the rear of the property the garden has a fenced perimeter with rear gated access to an alley which services three of the four properties. The garden itself has a paved patio area with timber pergola over, gravelled garden, raised flower bed and established tree.

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

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

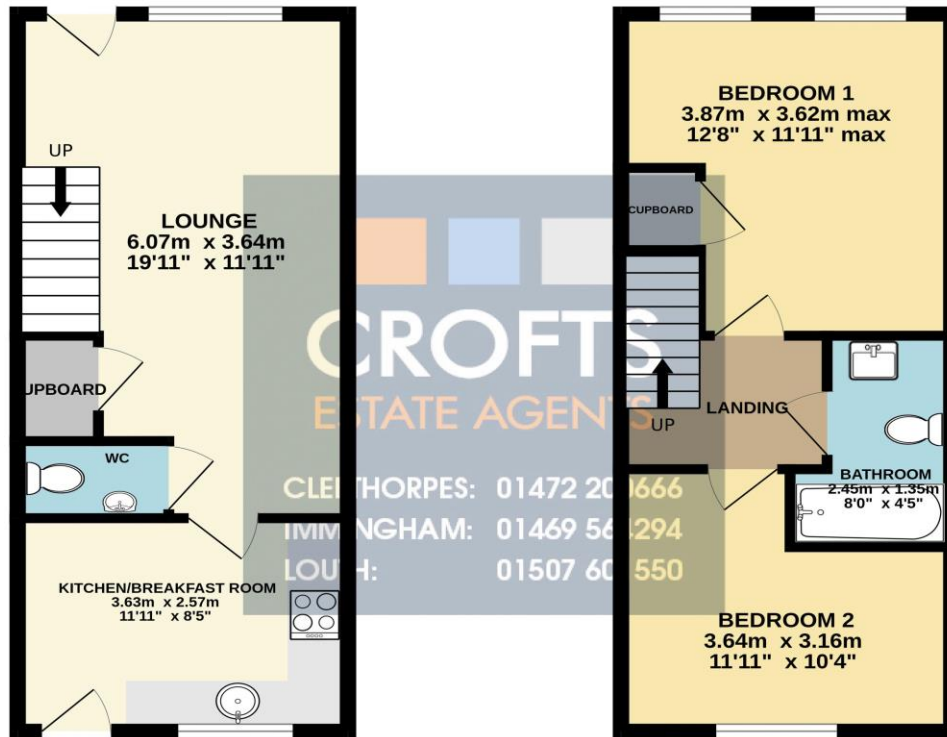
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



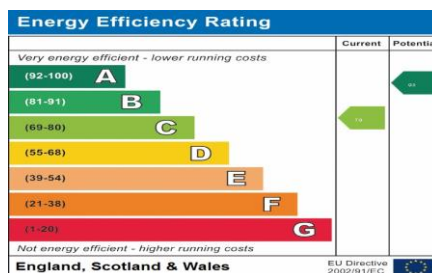
GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA: 62.5 sq.m. (673 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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