



# CROFTS ESTATE AGENTS

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



## Crowhill Avenue

Cleethorpes  
DN35 8DF

£108,000

Early viewing is highly advised on this three bedroom mid terrace property which creates an ideal first time or investment property purchase. Offering for sale with no forward chain on the vendors side, this pleasant property offers majority double glazing but does require a course of modernisation. Located within this popular and well regarded residential location a short stroll from St Peters Avenue and its many facilities, this pleasant property briefly comprises entrance porch, hallway, lounge, dining room, kitchen, lobby and cloakroom. To the first floor there is the landing, three bedrooms and a bathroom. Established front and rear gardens.

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**Entrance Porch**

Offering wooden entrance door with decorative glazed window overhead. Inner door to the hallway. Original tiling to half height.

**Hallway**

Offering coving to the ceiling and having staircase to the first floor.

**Lounge**

13' 8" x 9' 10" (4.164m x 2.986m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Living flame gas fire with surround and tiled inset and hearth.

**Dining Room**

12' 2" x 10' 4" min (3.713m x 3.159m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Decorative fireplace. Dado rail to the walls. Understairs storage cupboard.

**Kitchen**

13' 1" x 8' 4" (4.000m x 2.546m)

With uPVC double glazed window to the side elevation and being fitted with a range of wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Plumbing for a washing machine.

**Lobby**

2' 10" x 3' 10" (0.867m x 1.176m)

Entry door to the rear elevation and door to the cloakroom. Tiled flooring.

**Cloakroom**

2' 9" x 4' 4" (0.836m x 1.333m)

With window to the rear elevation the cloakroom has a close coupled w.c.

**First Floor Landing**

Coving to the ceiling. Loft access. Fitted storage cupboard.

**Bedroom One**

11' 6" x 13' 3" to wardrobes (3.511m x 4.034m)

uPVC double glazed window to the front elevation. Gas wall heater (not tested). Fitted cupboard.

**Bedroom Two**

12' 2" x 7' 10" (3.698m x 2.387m)

uPVC double glazed window to the rear elevation.

**Bathroom**

5' 8" x 5' 3" (1.725m x 1.588m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, w.c and bath with electric shower over. Splashback tiling and panelling to the walls.

**Bedroom Three**

10' 4" x 8' 5" (3.141m x 2.569m)

uPVC double glazed window to the rear elevation. Picture rail to the walls.

**Outside**

The property benefits from established gardens to both the front and rear elevations.

**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](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**

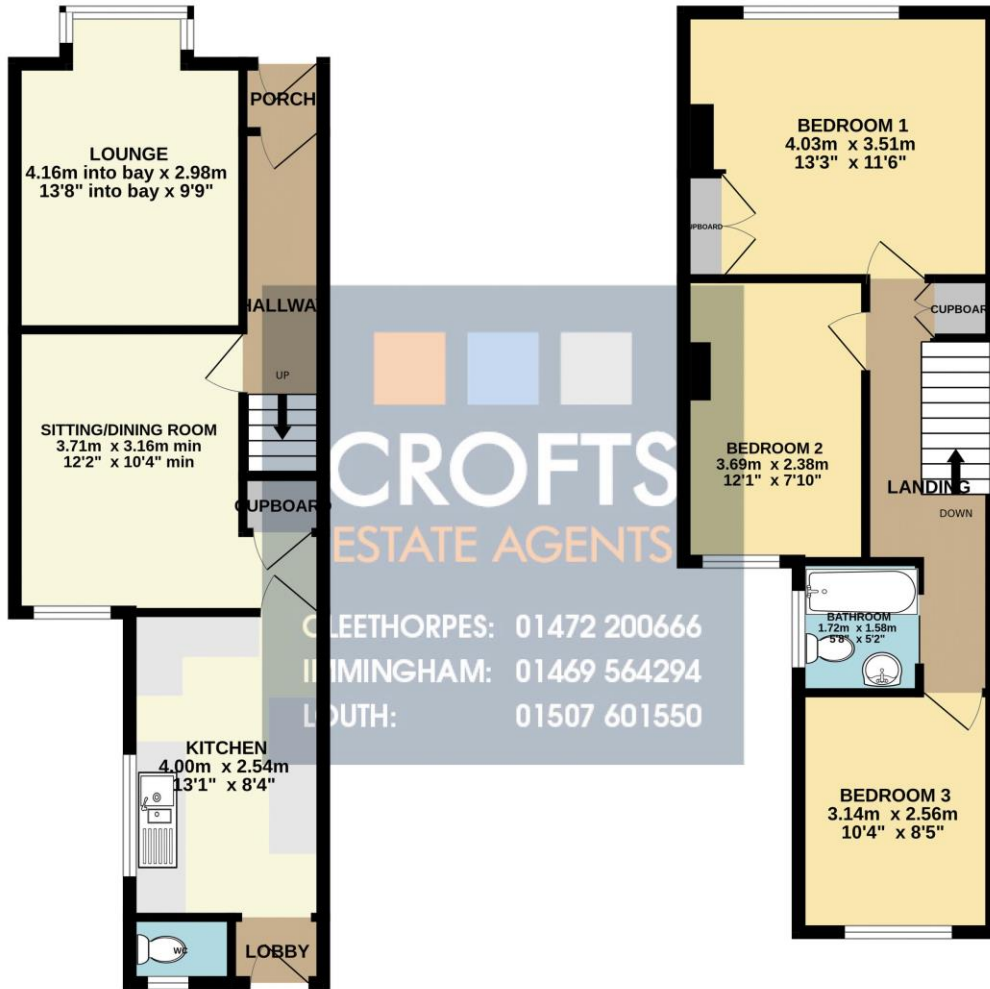
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
42.4 sq.m. (456 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 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		81   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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