



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



St. Peters Avenue

Cleethorpes
DN35 8HT

Offers in the Region Of
£129,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this deceptively spacious mid terrace property which is located nearby to Cleethorpes seafront. Ideal for a family or investor, this property is expected to be popular and therefore comes with viewing highly advised. One of a few on the street with THREE RECEPTION ROOMS, this property offers so much living space for the money. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room, kitchen and utility room all to the ground floor. To the first floor there are three double bedrooms, the bathroom and WC. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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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Entrance Hall

Entering the property reveals a small entrance porch into the hall with a radiator and vinyl flooring.

Lounge

12' 2" x 10' 2" (3.70m x 3.11m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Sitting Room

13' 2" x 13' 7" (4.01m x 4.15m)

The sitting room has a window to the rear elevation, a radiator and a carpeted floor.

Dining Room

12' 0" x 8' 10" (3.65m x 2.70m)

The dining room has a bay window to the side elevation, a radiator and a carpeted floor.

Kitchen

11' 6" x 8' 3" (3.51m x 2.52m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, electric oven and gas hob.

Utility room

7' 1" x 7' 11" (2.16m x 2.42m)

The utility room has a window to the rear elevation, a radiator, vinyl flooring and plumbing for a washing machine.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

12' 2" x 13' 8" (3.70m x 4.17m)

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

Bedroom Two

13' 3" x 8' 3" (4.05m x 2.52m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

15' 1" x 8' 11" (4.59m x 2.71m)

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

Bathroom

6' 4" x 5' 3" (1.92m x 1.59m)

The bathroom has an opaque window to the side elevation, a radiator, vinyl flooring, a basin and bath.

WC

With an opaque window to the side elevation, vinyl flooring and a WC.

Outside

There are low maintenance gardens to both the front and rear.

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

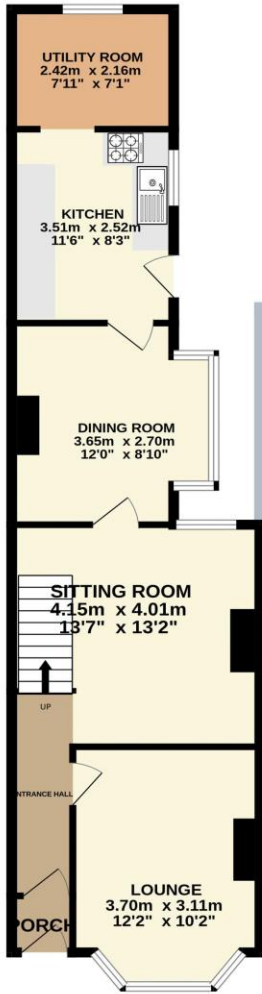
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



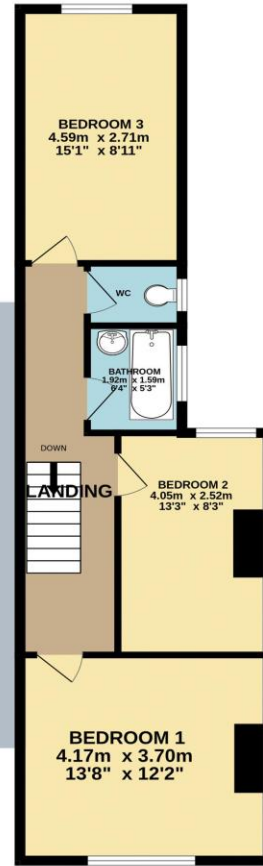
GROUND FLOOR
58.7 sq.m. (632 sq.ft.) approx.

1ST FLOOR
51.5 sq.m. (554 sq.ft.) approx.



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TOTAL FLOOR AREA: 110.2 sq.m. (1186 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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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