



# CROFTS ESTATE AGENTS

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



New Road

Waltham  
DN37 0EN

Offers in the Region Of  
£169,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property located within the ever popular village of Waltham. Ideal for a first time buyer or investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the kitchen, lounge-diner, bathroom and two bedrooms both with high quality fitted furniture. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Kitchen

9' 5" x 10' 5" (2.87m x 3.18m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer, plumbing for washing machine and plenty of counter space.

### Lounge/Diner

20' 3" x 11' 11" at widest (6.18m x 3.64m)

The lounge-diner has a window to the front elevation, a radiator and laminate flooring.

### Bathroom

5' 9" x 7' 6" (1.75m x 2.28m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath.

### Stairs

Carpeted stairs lead to the first floor.

### Bedroom One

11' 4" x 11' 9" (3.45m x 3.59m)

Bedroom one has a window to the rear elevation, a radiator and vinyl flooring. There is also quality fitted furniture.

### Bedroom Two

8' 6" x 8' 11" (2.60m x 2.72m)

Bedroom two has a window to the front elevation, a radiator and vinyl flooring. There is also quality fitted furniture.

### Outside

There is a tidy frontage with a gate opening to reveal a passage with access to the rear garden. The rear garden is enclosed by perimeter fencing with a lawn, established shrubs and a patio area 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](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**

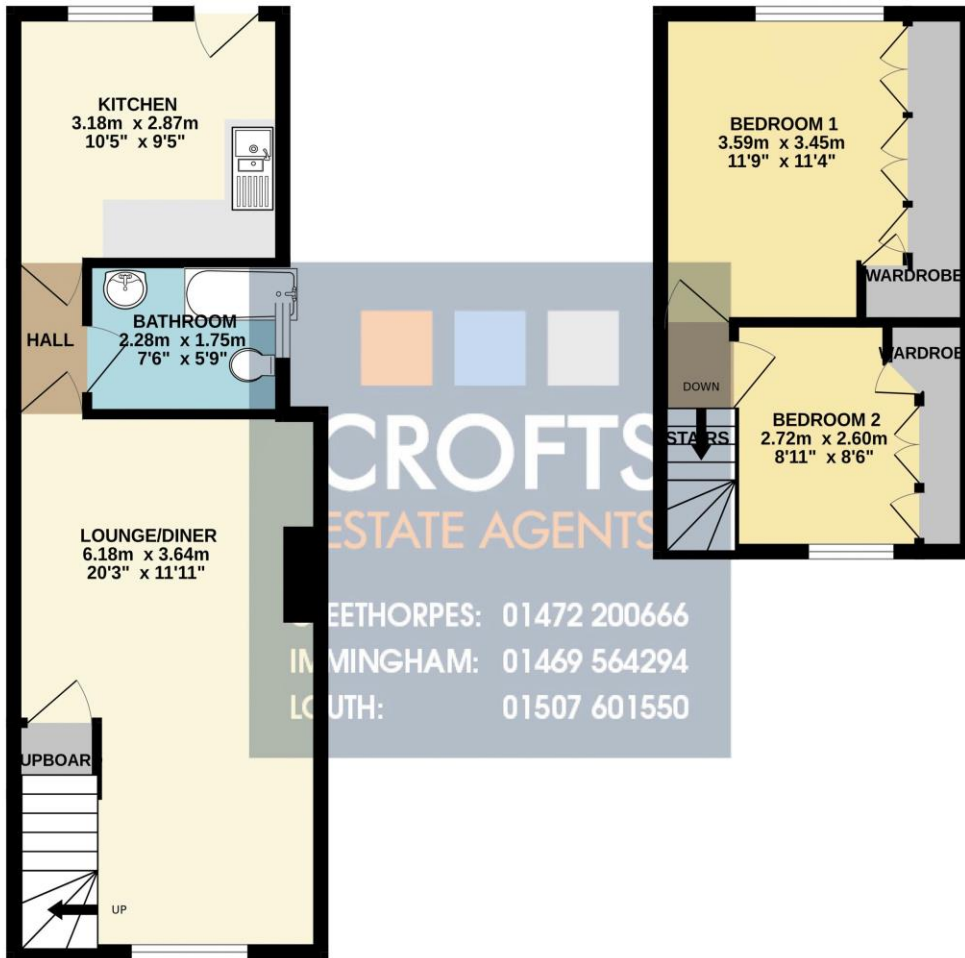
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
36.8 sq.m. (396 sq.ft.) approx.

1ST FLOOR  
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA: 59.3 sq.m. (638 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		82   B
69-80	C		
55-68	D	55   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.