



CROFTS ESTATE AGENTS

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



Bursar Street

**Cleethorpes
DN35 8DR**

**Offers in the Region Of
£139,950**

Crofts estate agents are delighted to offer for sale this mid terrace property which is located within close proximity to Cleethorpes seafront. Offered for sale with NO FORWARD CHAIN ideal for first time buyers and also to investors as the property is currently tenanted to a long standing tenant who would like to remain if possible paying £525 per calendar month. Nearby there are a wide variety of local amenities, schools and bus links and the property comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, three bedrooms and the bathroom. Externally there are gardens to the front and rear with a communal car park behind through a gate with two spaces to the property. 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

Entering the property reveals a carpeted floor.

Lounge

14' 3" x 11' 3" (4.35m x 3.42m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen/Diner

8' 10" x 14' 7" (2.69m x 4.44m)

The kitchen-diner has a window to the rear elevation, a door to the side, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a dish washer and washing machine and an electric oven and gas hob with an extractor over.

WC

The WC has an opaque window to the rear elevation, a radiator, vinyl flooring, a WC and a basin.

First Floor Landing

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

Bedroom One

11' 9" x 8' 4" (3.57m x 2.55m)

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

Bedroom Two

11' 6" x 7' 5" (3.50m x 2.27m)

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

Bedroom Three

7' 7" x 6' 9" (2.30m x 2.05m)

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

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

The bathroom has an opaque window to the front elevation, a radiator and a tiled floor. There is also a WC, basin and bath with a mains shower over.

Outside

There front and rear garden are both low maintenance. The rear garden has a gate out to the parking area where there are two places for this property.

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.

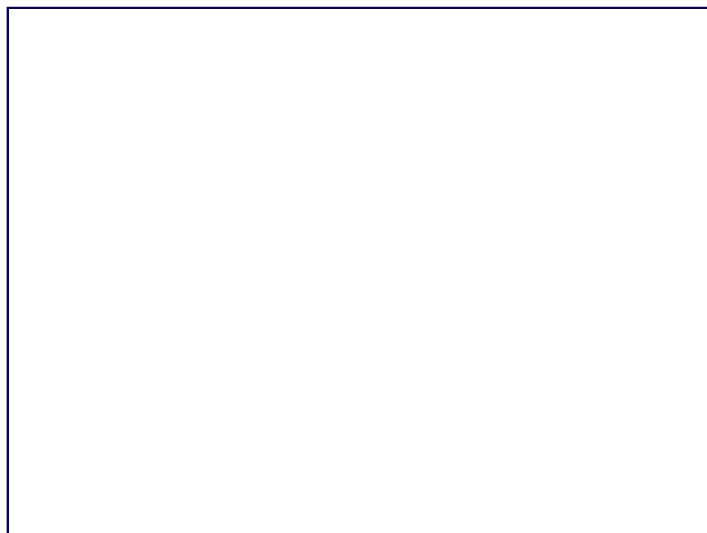
Property Management

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

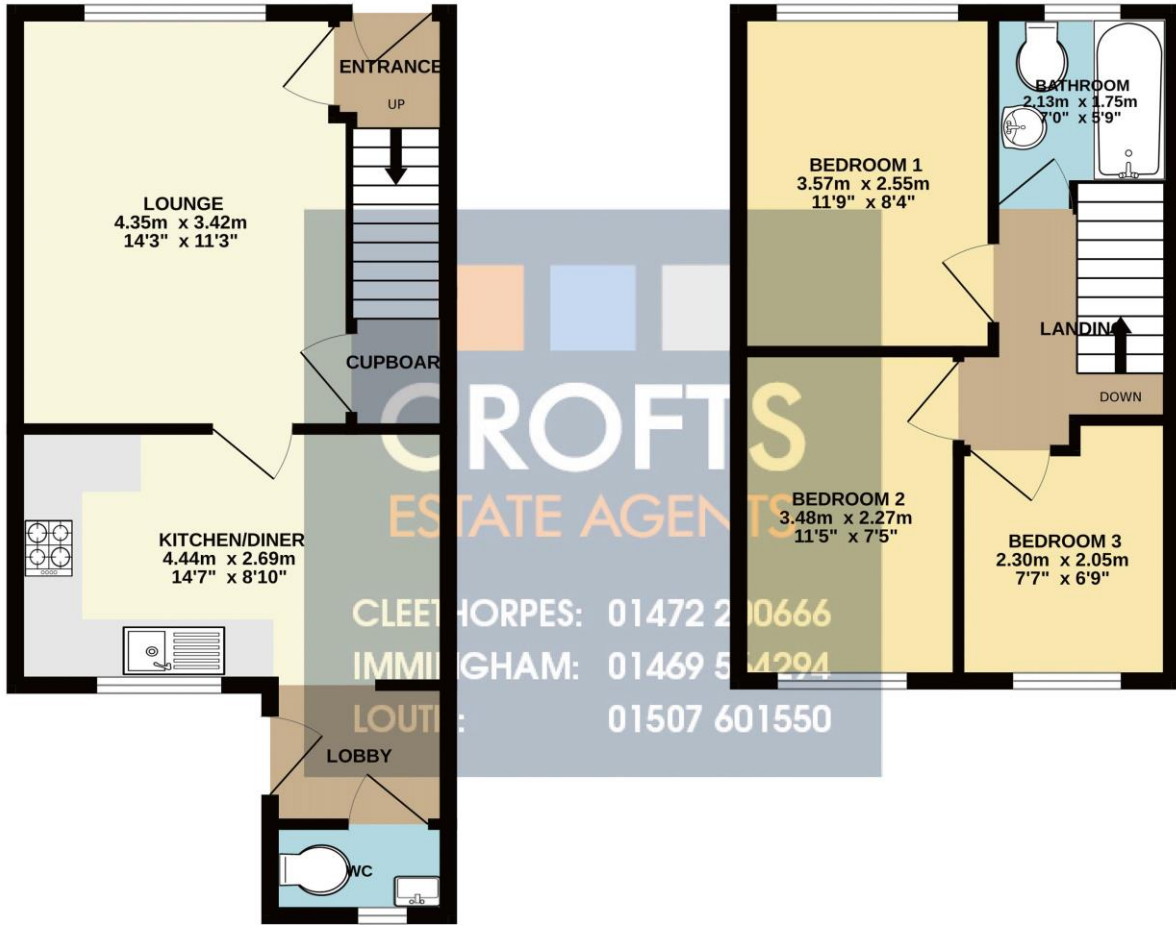
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
36.0 sq.m. (388 sq.ft.) approx.

1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 67.4 sq.m. (725 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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