



# CROFTS ESTATE AGENTS

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



## Sea View Street GFF

Cleethorpes  
DN35 8HY

£115,000

Crofts Estate Agents are delighted to bring to the market this superbly converted two bedroom ground floor flat. Situated in the very heart of Cleethorpes Cafe Quarter with amenities and transport links close at hand. This modern apartment briefly comprises entrance hall and porch, lounge diner, kitchen, inner lobby, two double bedrooms and bathroom and is only a short walk from Cleethorpes promenade and beaches. Everything in this apartment was recently converted with everything done and completed to a high standard so interest is expected to be very high especially with it coming with the bonus of allocated off road parking with a space to the rear of the property. Please note, the photographs here were taken before the current tenant moved in. \*\*\* PLEASE NOTE, IF BOTH GROUND AND FIRST FLOOR FLATS ARE PURCHASED BY THE SAME BUYER THE FREEHOLD WILL BE INCLUDED \*\*\*

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#### **Entrance porch**

uPVC frosted door to neat porch with original door and tiled walls to

#### **Communal entrance hall**

Short hall to both flats with neutral walls and new carpet floor.

#### **Lounge diner**

14' 4" x 8' 7" (4.37m x 2.61m)

Good sized space for both lounge and dining, neutral decor, new carpet, uPVC bay and radiator.

#### **Kitchen**

13' 2" x 6' 6" (4.01m x 1.98m)

Modern grey kitchen with worktop over having sink drainer. The kitchen has an integral electric oven grill, electric hob with extractor over. The kitchen has space for a tall fridge freezer, washing machine and low level white good. There is neutral decor, wood effect vinyl floor, pendant light and radiator.

#### **Inner lobby**

A long neat hallway leads to the two bedrooms and bathroom and has space for small office area. The area is neutrally decorated with new carpets, pendant lights and radiator.

#### **Bedroom One**

10' 9" x 8' 5" (3.27m x 2.56m)

Double bedroom with new carpet and decor, pendant light, uPVC window to rear and radiator.

#### **Bedroom Two**

10' 11" x 7' 7" (3.32m x 2.30m)

A slightly smaller second bedroom but still a double with new decor, carpet, radiator, pendant light with uPVC window to the side.

#### **Family Bathroom**

7' 7" x 5' 10" (2.30m x 1.77m)

The bathroom has white three piece bathroom suite with shower over the bath and glass shower screen. There is splash back tiling, neutral decor, ceiling light, vertical towel rail, wood effect vinyl floor and frosted uPVC window.

#### **Front garden**

Neat walled garden with iron railings over the wall and iron gate. The garden is laid to white gravel with slab path to the front door.

#### **Allocated parking space**

To the back of the property there is an allocated parking space laid to white gravel.

**Tenure**

Believed to be Leasehold, 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  
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (515 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		
69-80	C	74   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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