



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



40a 3rd Avenue
Humberston Fitties
DN36 4EU

Offers in the Region Of
£70,000

Coming to the market with NO FORWARD CHAIN is this well positioned three bedroom detached chalet bungalow. Only a few minutes walk from Cleethorpes beach this chalet comes with vacant possession and even with the furniture included. The property offers a great holiday home for the larger family or as a holiday let great rental potential up to £800 a week in peak season. The property briefly consists of entrance hall, lounge, breakfast kitchen, conservatory, three bedrooms and family bathroom. Outside the front is laid to grass with off road parking and shed with the south facing rear offer patio and two further timber sheds.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance

An L shaped entrance hall has uPVC frosted door to the front, brown carpet, cream decor to coving, radiator and ceiling light.

Lounge

10' 2" x 15' 2" (3.10m x 4.63m)

The lounge has two uPVC windows with vertical blinds to the front and side, brown carpet, cream decor to coving, ceiling light, radiator and electric fire with modern surround.

Kitchen breakfast room

10' 2" x 10' 3" (3.10m x 3.13m)

The kitchen has a range of cream wall and base units with granite effect work tops over, cream splash back tiling, stainless sink drainer, tile effect vinyl floor, uPVC window to the side with vertical blinds and French uPVC doors to the sun room. The kitchen has space for cooker, washing machine and tall fridge freezer plus small dining table.

Conservatory

10' 2" x 10' 2" (3.10m x 3.10m)

The conservatory has brick base with uPVC windows and frosted ceiling with French doors to the back garden. The room has vertical fitted blinds, tile effect vinyl and wall light.

Bedroom one

8' 10" x 12' 10" (2.70m x 3.91m)

The largest bedroom has uPVC window to the front, cream decor to coving, brown carpet, ceiling light, coving, pendant light and radiator.

Bedroom two

11' 6" x 7' 10" (3.50m x 2.38m)

The second double room has uPVC window to the rear, cream decor, pink carpet, radiator and pendant light.

Bedroom three

8' 9" x 8' 0" (2.66m x 2.45m)

The third bedroom is a single but ideal for bunk beds and has uPVC window to the rear with blind, cream decor to coving, red carpet, radiator and pendant light .

Family bathroom

10' 0" x 4' 6" (3.06m x 1.38m)

The bathroom has white three piece suite with shower over bath and glass screen, there are fully tiled white walls, tile effect vinyl flooring, uPVC frosted window to the rear, radiator and ceiling light.

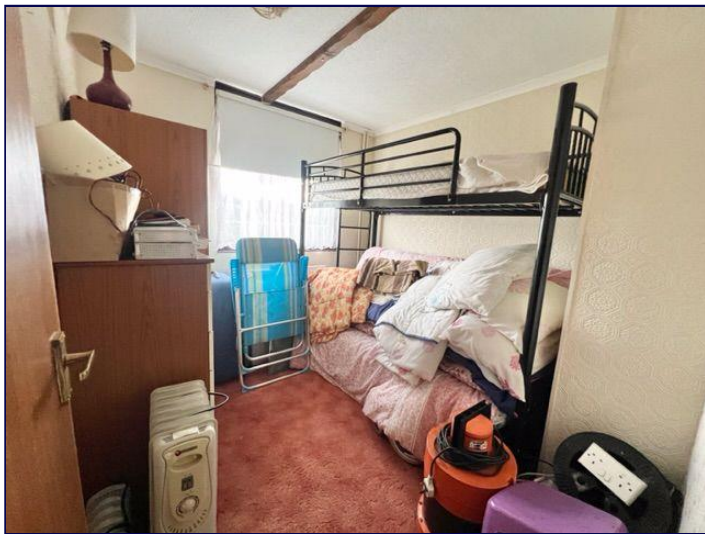
Rear garden

The rear is enclosed with timber fencing and is laid to lawn with slab patio and pathways. The rear has a south facing orientation

with gates to the front on both sides and two good sized timber sheds.

Front garden

The front has double gates for parking access and pedestrian gate too and is laid to lawn with slab paths and large garden shed. Timber fences create a tall boundary to the front and side.



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.

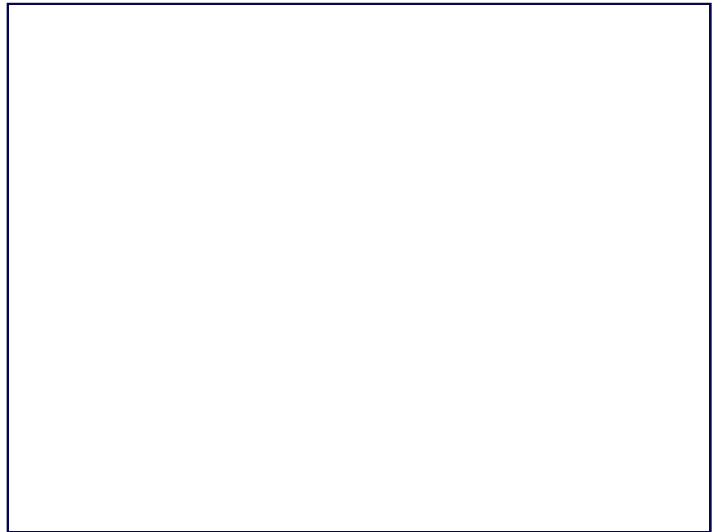
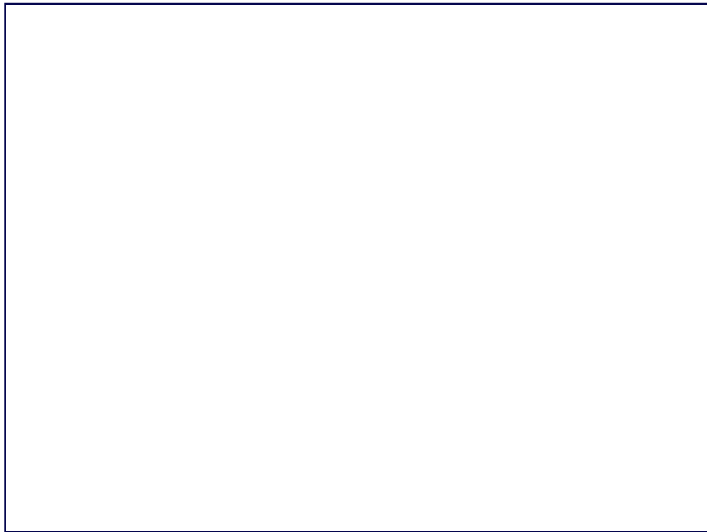
Viewings

Please contact the relevant marketing office and 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

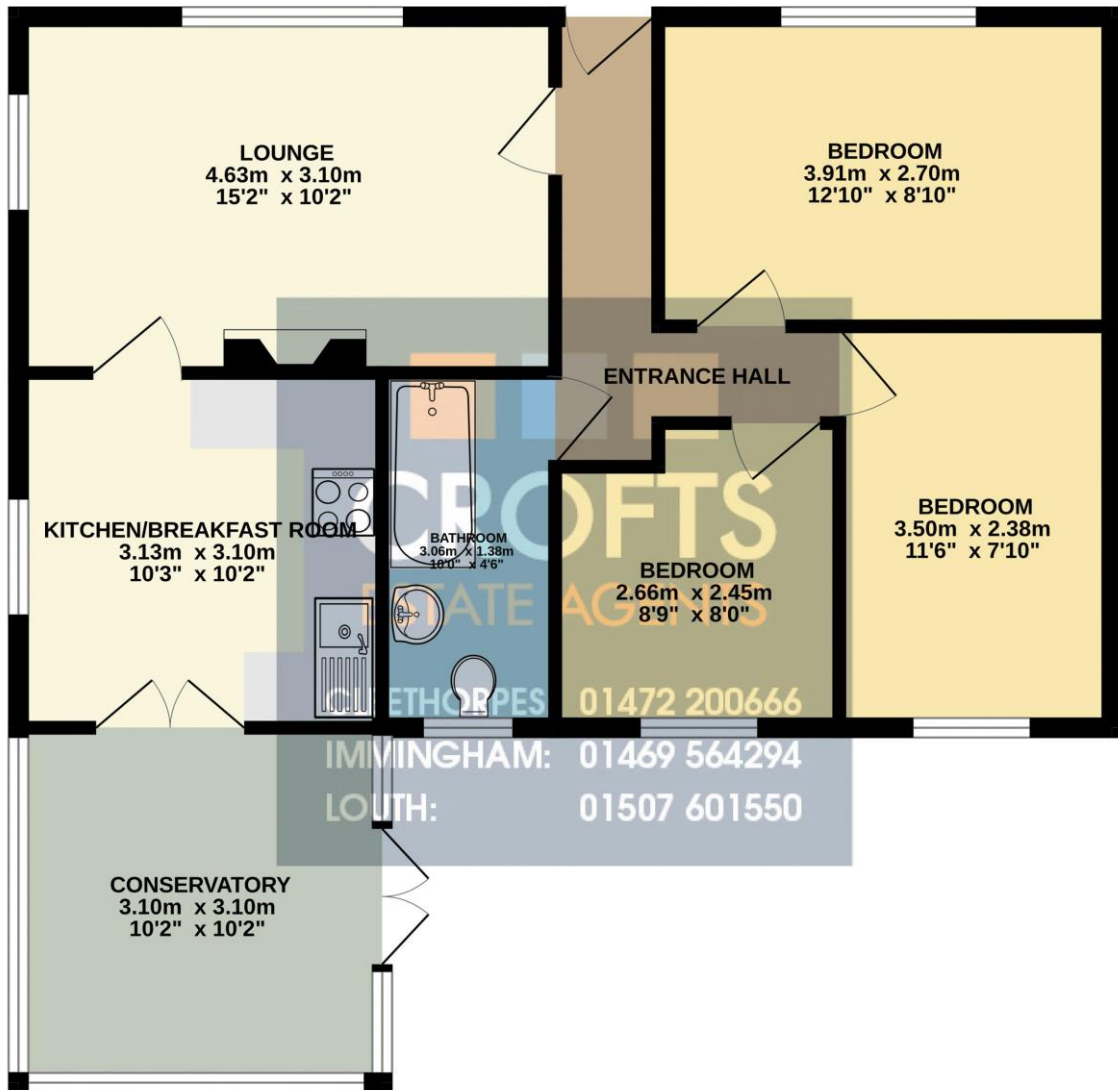




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA: 67.7 sq.m. (729 sq.ft.) approx.

Measurements are given for any error, as such by any and no guarantee