



CROFTS ESTATE AGENTS

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



Chapman Road

Cleethorpes
DN35 7JP

Offers in the Region Of
£110,000

Coming to the market with NO FORWARD CHAIN is this smartly presented three bedroom mid terrace house. Set in a well regarded and established residential area close to Grimsby Road in Cleethorpes, this property is close to many amenities, schools, parks and bus and train transport links. The property makes an excellent starter home for a young family or a buy to let investor looking to add to their portfolio with rents close to £725 PCM for this type of property. Inside the property has well proportioned accommodation that includes entrance hall, lounge, dining / sitting room, breakfast kitchen, stairs and landing to first floor that offers three bedrooms and family bathroom with shower over bath. Outside the property offers well presented gardens to both the front and rear.

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 :

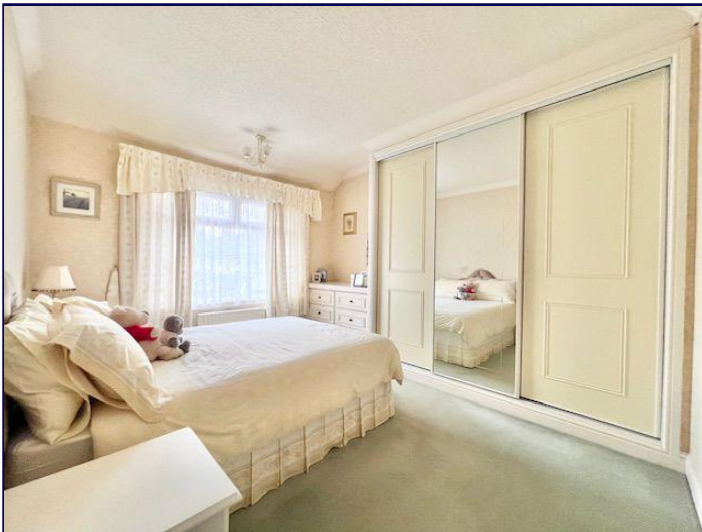
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Entrance hall

13' 7" x 5' 5" (4.14m x 1.66m)

A short cream painted porch leads to frosted wood front door with windows to side and above the door. This leads into the hall which has white decor with dado and picture rail, blue carpet, radiator, ceiling rose and pendant light.

Lounge

11' 2" x 11' 11" (3.40m x 3.63m)

The lounge has cream decor and carpet with coving, uPVC bay window with blinds, brick fireplace with electric fire, pendant light and radiator.

Dining / Sitting Room

14' 10" x 10' 8" (4.53m x 3.25m)

A large dining / Sitting room has aluminium window and sliding door to the rear, cream decor with picture rail and coving, cream carpet, wood surround with electric fire, pendant light and radiator.

Kitchen breakfast room

15' 5" x 9' 7" (4.71m x 2.92m)

A L-shaped kitchen breakfast room has a range of wood wall and base units to two sides with work tops and one and a half beige sink drainer over. The room has white splash back tiling, grey tiled floor, space for tall fridge freezer, gas cooker with fixed extractor over, space for washing machine and dishwasher, uPVC window

and wood glazed door to the rear garden, storage cupboard, light mushroom decor and two four way lights to the ceiling.

Stairs and landing

The stairs turn 90 degrees to the landing which has pendant light, neutral decor and carpet.

Bedroom One

12' 7" x 10' 9" (3.83m x 3.28m)

The largest bedroom to the rear of the house has fitted wardrobes and draws, green carpet, cream decor to coving, uPVC window to the rear, radiator and pendant light.

Bedroom Two

11' 0" x 10' 9" (3.35m x 3.28m)

The second double bedroom has had new grey carpet fitted with light pebble grey decor also just completed. The room has uPVC window to the front, radiator and pendant light.

Bedroom Three

8' 0" x 6' 9" (2.45m x 2.05m)

The third bedroom has new grey carpet and fresh light grey decor, uPVC window to the front, radiator and pendant light.

Family Bathroom

6' 11" x 6' 7" (2.12m x 2.00m)

The bathroom has grey matching three piece suite with shower over bath and glass screen. The room has fully tiled white pattern tiles, wood laminate floor, uPVC frosted window to the rear, pendant light, loft access and radiator.

Rear garden

A good sized rear garden has concrete patio area to the back of the house, concrete and slab paths through the garden to the rear timber gate to the passage, neat lawn area with well stocked and maintained soil borders, slab service area and shed to the bottom of the garden with timber fence to the perimeter of the garden to all sides.

Front garden

A tidy front garden has wall to all sides, iron gate to the pavement and low maintenance concrete front with feature plant.

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

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.

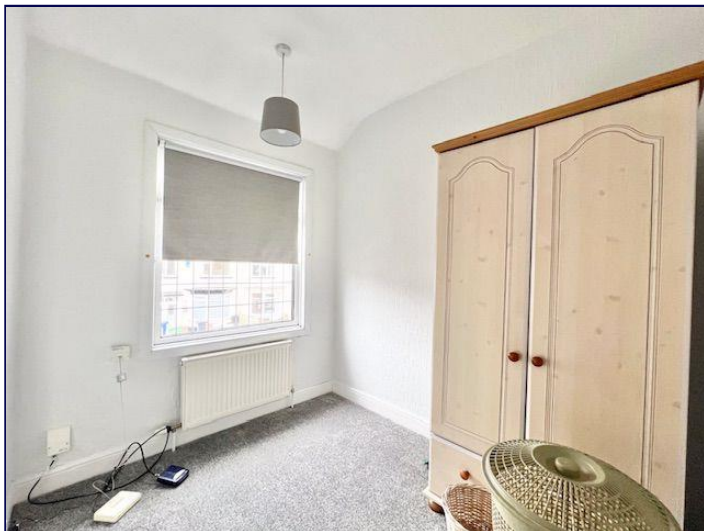
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

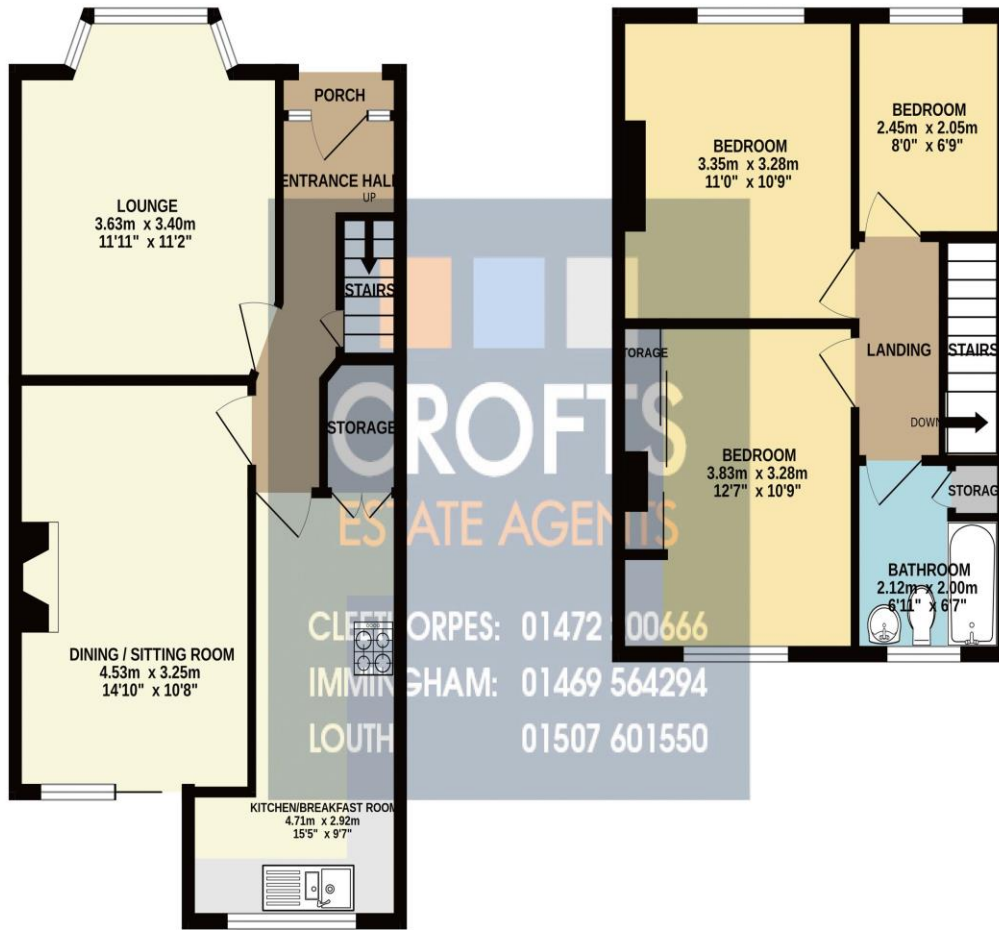
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.6 sq.m. (502 sq.ft.) approx.

1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA: 83.2 sq.m. (895 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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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