



CROFTS ESTATE AGENTS

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



Oxford Street

Cleethorpes
DN35 8RE

Offers in the Region Of
£137,000

Early viewing is essential on this delightful two bedroom terrace property found within this well regarded and popular residential location only a short walk from the beach and the main shopping areas of Cleethorpes. Creating an ideal first time property purchase, this lovely home briefly comprises entrance hallway, through lounge diner, fitted kitchen and a storeroom to the ground floor. To the first floor you find the landing, two good sized bedrooms and a modern bathroom. Benefiting from front and rear gardens, with the rear enjoying a reasonable amount of privacy.

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 Hallway

Offering uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase leading to the first floor.

Lounge/Diner

25' 9" x 11' 11" (7.838m x 3.626m) max

A lovely space which easily accommodates both living and dining areas. With uPVC double glazed windows to both the front and rear elevations and having coving to the ceiling. Two central heating radiators.

Kitchen

20' 0" x 7' 3" (6.088m x 2.198m) max

With uPVC double glazed windows to the rear and side elevations along with a side entry door. Equipped with an excellent array of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring hob with chimney extractor over. Plumbing and space for a washing machine and tumble dryer. Central heating radiator.

Storage Room

7' 10" x 2' 3" (2.393m x 0.675m)

With two uPVC double glazed windows to the side elevation and having a central heating radiator.

First Floor Landing

Loft access to the ceiling. uPVC double glazed window to the rear elevation.

Bedroom One

11' 1" x 12' 0" (3.375m x 3.650m)

Offering uPVC double glazed window to the front elevation, the first of the double bedrooms has fitted wardrobes. Central heating radiator.

Bathroom

10' 10" x 5' 7" (3.294m x 1.695m)

Modern bathroom fitted with a P-shaped shower bath with screen and shower over, close coupled w.c and a pedestal wash hand basin. Part aqua boarding to the walls. Down and extractor light to the ceiling. Chrome effect central heating towel radiator. uPVC double glazed window to the side elevation.

Bedroom Two

11' 3" x 7' 3" (3.435m x 2.216m) plus doorway

Stepping into the bedroom you first find a useful storage cupboard directly opposite from the door which houses a Worcester gas boiler. The main part of the bedroom has a uPVC double glazed window to the rear elevation and a central heating radiator.

Outside

The property benefits from gardens to the front and rear elevations, with the rear garden having lawn and two patio areas ideal for the morning and evening sun. gated access to the side of the rear garden leading to the alleyway.

Tenure

Believed to be , 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.

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

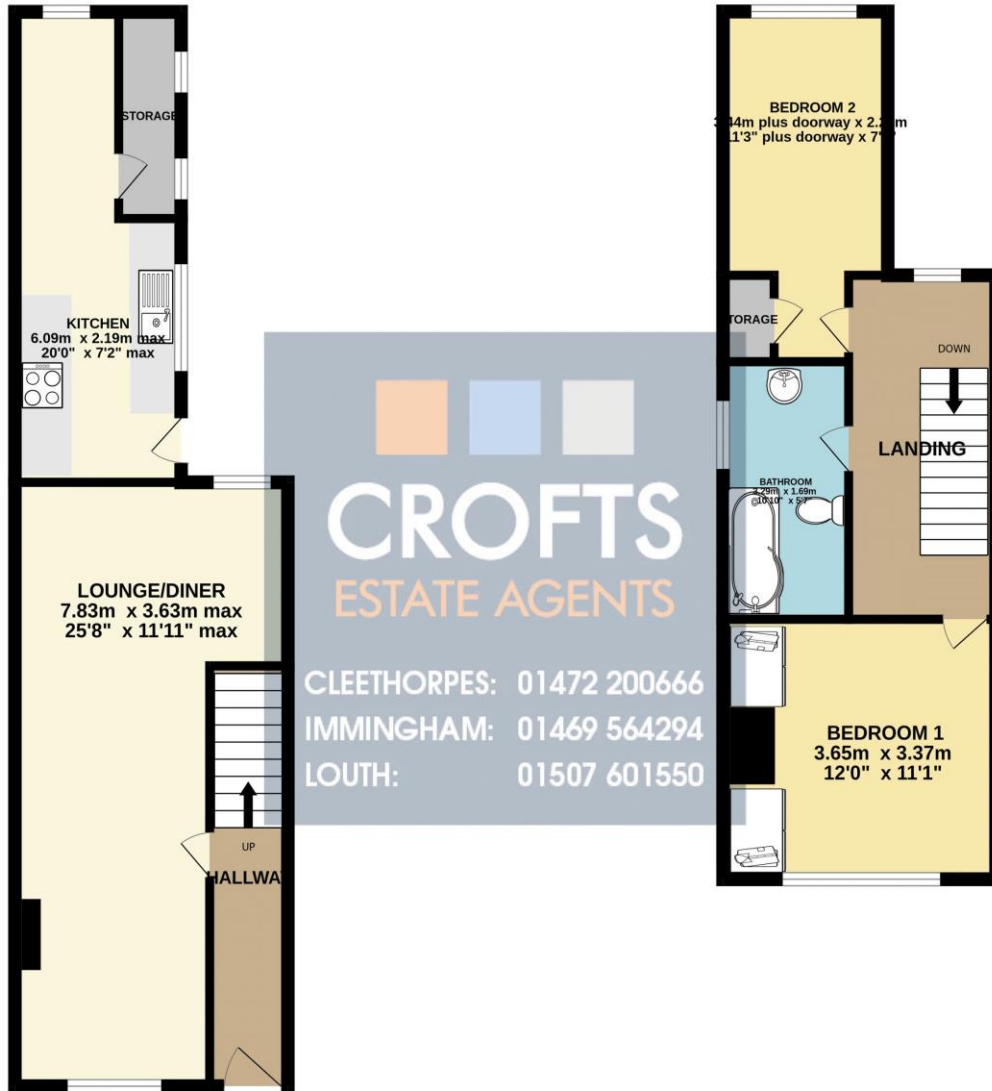
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.7 sq.m. (449 sq.ft.) approx.

1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 77.0 sq.m. (829 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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