



CROFTS ESTATE AGENTS

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



48 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 Hall

Entering the property reveals vinyl flooring.

Lounge

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

The lounge has a window to the front elevation, a radiator and laminate flooring. 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 a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a 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, a tiled floor, 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 vinyl flooring. 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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

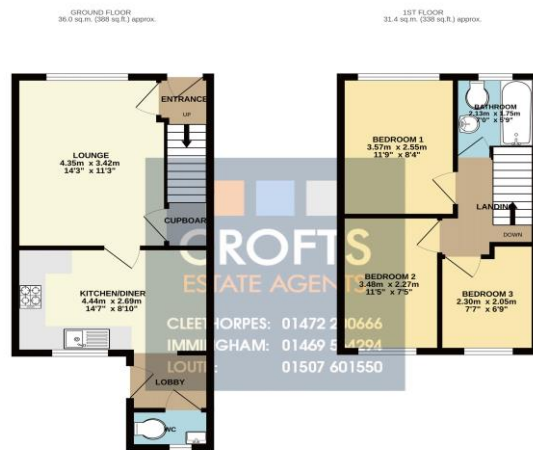
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.