



CROFTS ESTATE AGENTS

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



West Street

Cleethorpes
DN35 8QA

Monthly Rental Of £625
Deposit Of £700

Crofts Estate Agents are delighted to bring to market this two bedroom semi-detached property available to let! The property is situated in central Cleethorpes, and is exceptionally close to St Peter's Avenue, the beach, and local amenities. Internally the property briefly comprises of an open plan kitchen and living space which includes an integrated oven, along with freestanding washing machine and fridge/freezer. In addition to the living space, the ground floor also benefits from a downstairs WC with basin. To the first floor, there are two double bedrooms along with a modern shower room.

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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Front

The property is situated in front of a dipped kerb, and is slightly set back from the road which allows a space for a motorcycle to be parked or for some potting areas and bin storage.

Lounge/Kitchen

24' 2" x 11' 3" (7.36m x 3.43m)

The downstairs of the property is open plan, the lounge is situated at the front of the ground floor and is neutrally decorated with magnolia painted walls and brown carpet. The rear of the ground floor is the kitchen which has a variety of wall and base units, integrated oven, hob and extractor hood, under counter washing machine along with a freestanding fridgefreezer.

Downstairs WC

5' 3" x 2' 6" (1.60m x 0.76m)

The downstairs WC has a white toilet and small corner hand basin.

Bedroom One

11' 3" x 9' 3" (3.43m x 2.82m)

The larger of the two bedrooms is situated at the front of the property, and is neutrally decorated with white painted walls and brown carpet.

Bedroom Two

9' 3" x 8' 0" (2.82m x 2.44m)

To the rear of the first floor there is a second bedroom which has integrated storage. The room is neutrally decorated with white painted walls and brown carpet. The room has a velux window allowing for natural light, and some shelves for additional storage.

Bathroom

6' 5" x 4' 7" (1.95m x 1.40m)

The bathroom for the property is situated between the two bedrooms and has a white suite including corner shower unit, WC and hand basin. The room has a velux window to allow for natural light.

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, 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

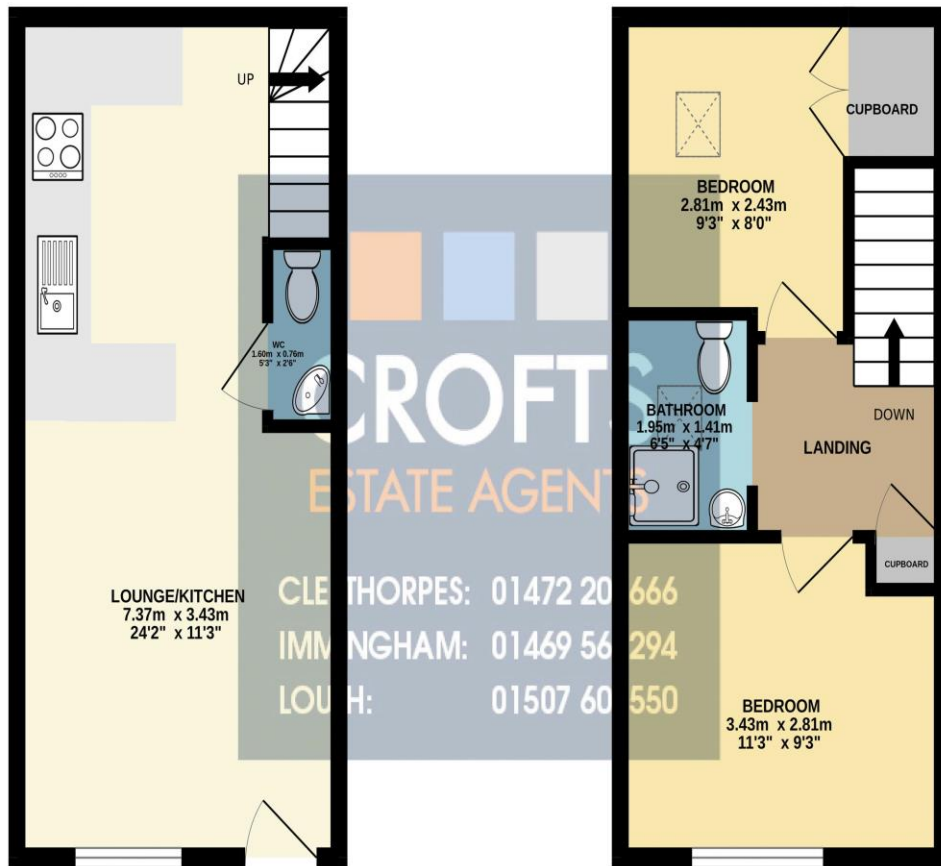
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
25.3 sq.m. (272 sq.ft.) approx.

1ST FLOOR
25.3 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA: 50.6 sq.m. (544 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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