



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## 62 Fairview Avenue

Cleethorpes  
DN35 8DQ

Monthly Rental Of £595  
Deposit of £686

Beautifully presented two bedroom mid terrace house situated very close to Cleethorpes centre in . Right at the heart of the action this property not only gives access to the shopping of St Peters Avenue but is only a short walk from Sea View Street, the promenade and in catchment for St Peters Primary school. Presenting great value at £500 PCM this property wont be around for long so make your enquiries asap.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

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Fax: 01472 200 119



### Front

Low wall to all boundaries and block paved for easy maintenance. Access via black wrought iron gate.

### Lounge

12' 0" x 14' 0" (3.67m x 4.26m)

Neutrally decorated throughout, with front uPVC bay window and centrally heated radiator. This room also has the added benefit of an understairs storage cupboard.

### Kitchen/Diner

15' 5" x 11' 5" (4.69m x 3.48m)

Modern fitted kitchen with an electric double oven with extractor fan. Centrally heated radiator, uPVC double glazed window to the rear elevation.

### Utility Room

6' 9" x 6' 7" (2.05m x 2.01m)

Neutrally decorated with tiled flooring and two uPVC double glazed window and uPVC half glazed door leading to the rear garden.

### Bedroom One

12' 0" x 14' 0" (3.67m x 4.26m)

Neutrally decorated room with two wardrobe units included. uPVC double glazed window to the front elevation and centrally heated radiator present.

### Bedroom Two

11' 7" x 8' 10" (3.52m x 2.70m)

Neutrally decorated bedroom with uPVC double glazed window to the rear elevation, a centrally heated radiator. There are also two wardrobes and a chest of drawers for use during the tenancy.

### Bathroom

6' 2" x 7' 2" (1.87m x 2.19m)

Fully tiled bathroom with fitted shower, handbasin and low flush wc. uPVC double glazed window to the rear elevation. There is also the added benefit of a centrally heated towel rail.

### Rear Garden

Low fences to all boundaries, block paved garden for easy maintenance. There is a good size shed for use during the tenancy.

**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.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the office on 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

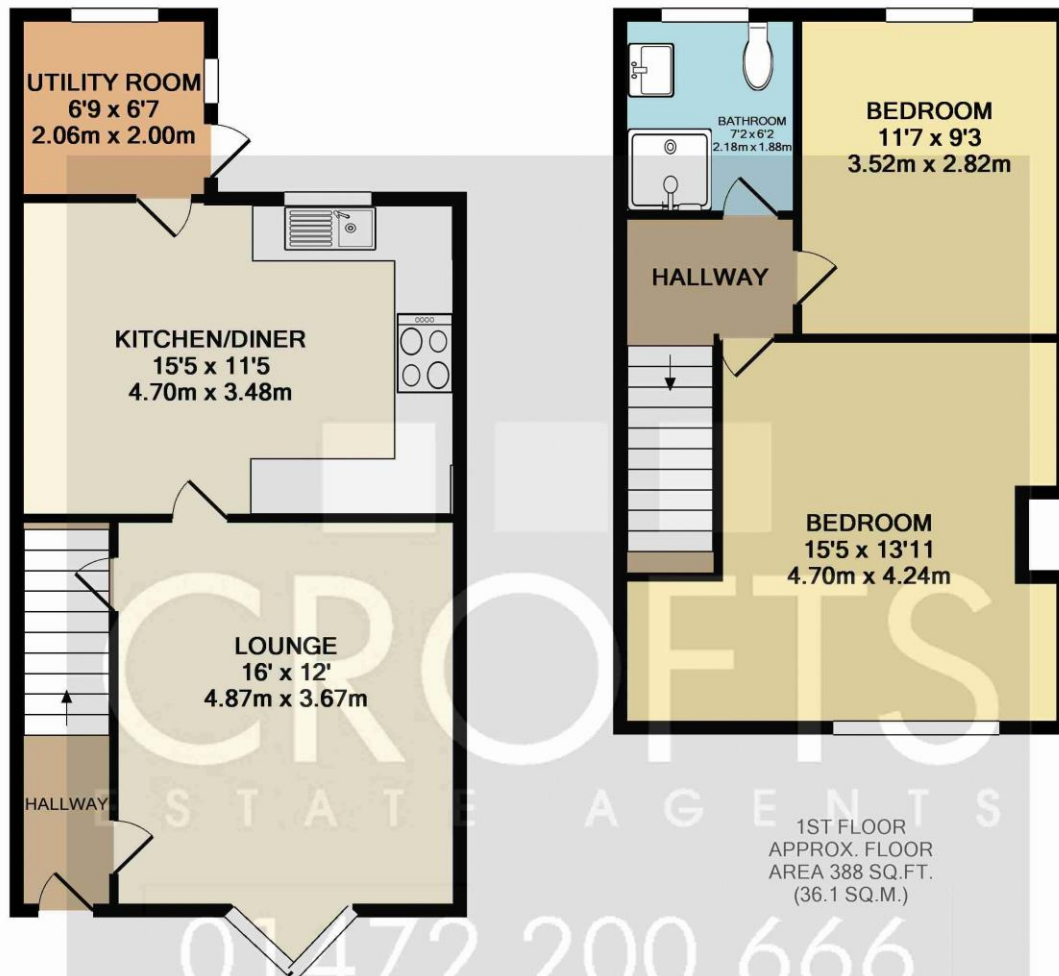
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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**  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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