



CROFTS ESTATE AGENTS

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



12 Richmond Road

Cleethorpes
DN35 8PD

£147,500

Crofts Estate Agents are delighted to bring to the market this three bed end of terrace house, located in central Cleethorpes. Sitting on a generous corner plot, this stylish property boasts off road parking with a detached garage to the side, log burner and gas central heating. In our opinion this property is effectively ready to move in to and is ideally suited to a first time buyer or young family. Internal viewing will reveal an entrance hallway, which provides access to the lounge, large kitchen-diner, utility and WC. To the first floor there is three good size bedrooms and a three piece bathroom suite. Externally, the rear garden is a great size with set in lawn, stoned area, ideal for garden furniture and a patio area. The garden is a lovely sun trap and certainly is a fantastic space for outdoor entertaining. Viewings are advised on this well presented property.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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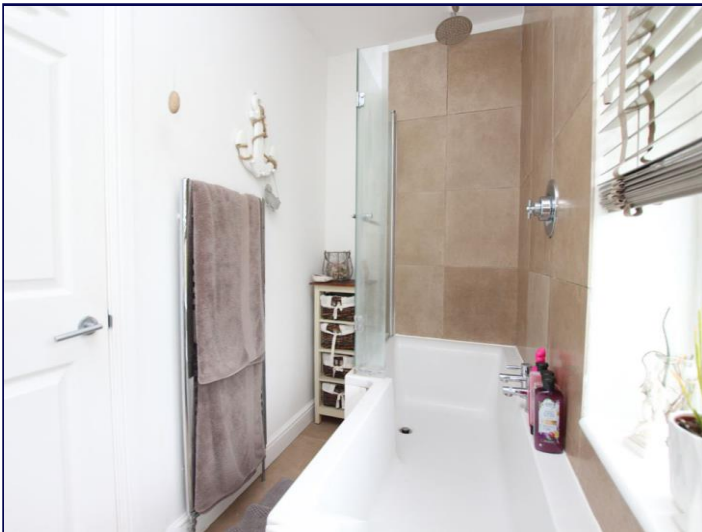
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Lounge

14' 6" x 9' 11" (4.42m x 3.02m)

A well presented lounge which is centred around a oak beamed recessed fireplace with log burner resting upon a slate hearth. The room has oak laminate flooring, coving and a uPVC window to the front elevation

Kitchen/Diner

20' 11" x 9' 5" (6.37m x 2.87m)

Located to the rear is this spacious kitchen-diner with laminate flooring, uPVC french doors that open into the garden and a tiled splash back. The kitchen itself benefits from a well fitted kitchen with base and wall mounted units, integral oven with 4 ring hob and 1 and a half sink with draining board

Utility room

7' 9" x 4' 5" (2.36m x 1.35m)

A most useful addition with the current owners making the most of the former out house by making a utility room with plumbing for washing machine, dryer and sockets for freezer.

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.02m)

The main bedroom briefly benefits from carpeted flooring, built in sliding wardrobes, radiator and uPVC window to the front elevation.

Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

Bedroom two, which again is a double size, comprises of carpeted flooring, neutral decor and uPVC window to the rear elevation

Bedroom 3

7' 0" x 0' 0" (2.13m x 0.00m)

The third bedroom briefly comprises of carpeted flooring, radiator, over stairs storage and uPVC window to the front.

Bathroom

10' 4" x 4' 5" (3.15m x 1.35m)

This modern three piece bathroom suite comprises of a bath with overhead shower, WC and wash basin. There is also tiled flooring and part tiled walls and a towel rail radiator.

Rear Garden

The rear garden is well presented with a number of useful areas. The area to the rear of the property has a slab patio with a path through the lawn to the gravelled parking area. There is fencing to the neighbour side with raised planted bordered being stylishly retained with rocks and railway sleepers.

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 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 01472 200666 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

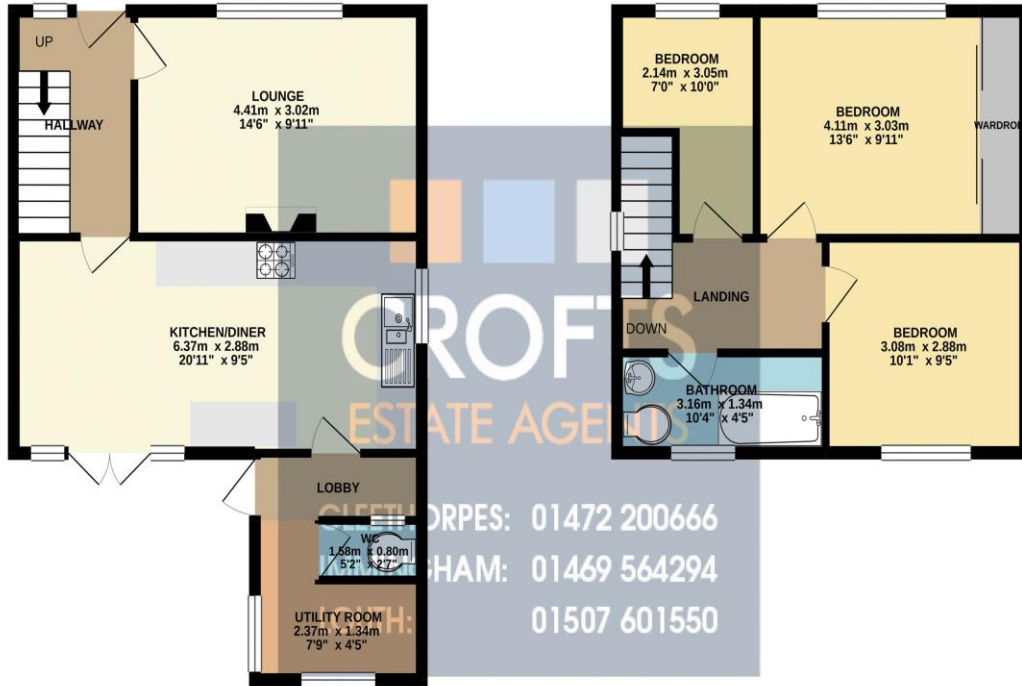
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
44.5 sq.m. (479 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 81.7 sq.m. (879 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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