



# 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



## Amberley Close

Scartho Top  
DN33 3TJ

£139,950

Crofts estate agents are delighted to offer for sale this delightful end of terrace property located within the ever popular Scartho Park development. Ideal for a first time buyer and available for a limited time at 50% ownership, this property comes with viewing highly advised. Nearby there are local amenities and also the town centre. Internal viewing will reveal the lounge-diner, WC and kitchen all to the ground floor. To the first floor there are two double bedrooms and the bathroom. Externally there is off road parking to the front and a delightful rear garden and the property also benefits from uPVC double glazing and gas central heating.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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**Lounge/Diner**

20' 0" x 12' 10" (6.09m x 3.92m)

The lounge-diner has a window and door to the front elevation, two radiators and real hard wood flooring. There is also access to the storage cupboard.

**WC**

With a radiator, vinyl flooring, a WC and a basin.

**Kitchen**

8' 4" x 10' 4" (2.53m x 3.14m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

**First Floor Landing**

With access to the loft, a radiator and a carpeted floor.

**Bedroom One**

12' 10" x 12' 11" (3.91m x 3.93m)

Bedroom one has a window to the front elevation, a radiator and carpeted floor. There are also built in wardrobes.

**Bedroom Two**

7' 1" x 12' 11" (2.17m x 3.93m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

**Bathroom**

8' 0" x 5' 4" (2.45m x 1.62m)

The bathroom has a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

**Outside**

There is off road parking to the front also access to the side to a gate into the rear garden. The rear garden has freshly laid turf, a patio area and is enclosed by perimeter fencing. Shed included

**Note**

There is also a underground tank and pump in the rear garden, and a header tank in the roof, for rainwater harvesting.

**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 B: 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 relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

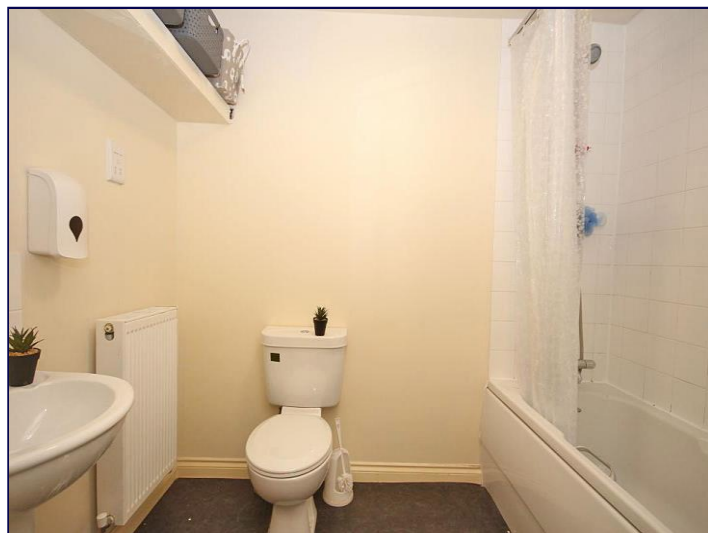
**Property Management**

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.

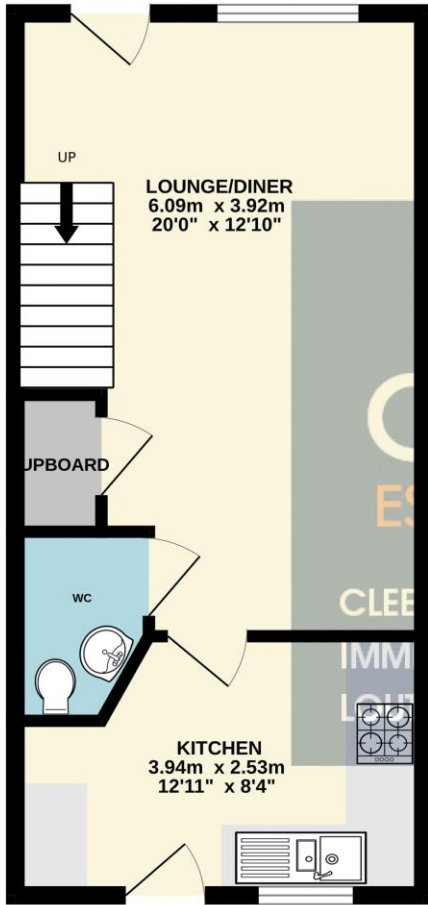
**Mortgage and Financial Advice**

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

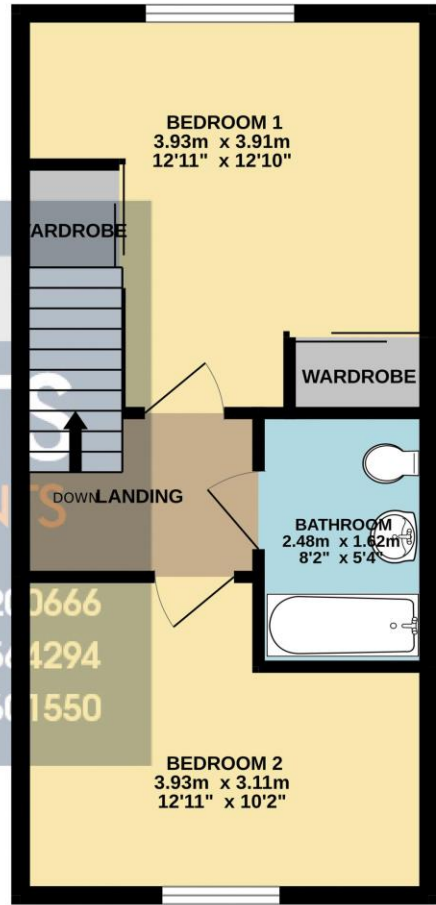
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
33.8 sq.m. (363 sq.ft.) approx.



1ST FLOOR  
33.8 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 67.5 sq.m. (727 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		90   B
81-91	B		
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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