



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



11th Avenue
Humberston Fitties
Humberston
DN36 4HE

Offers in the Region Of
£85,000

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to offer to the market this well proportioned three bedroom detached holiday home found upon the popular Humberston Fitties holiday development close to the yacht club end. The property in question is set upon this good sized plot and briefly comprises entrance / dining area, open plan and good sized lounge/kitchen, hallway, shower room and three bedrooms. Good sized plot with off road parking. Electric heating and part double glazed. No forward chain on the vendors side.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance/Dining Area

11' 5" x 5' 1" (3.477m x 1.556m)

Offering uPVC double glazed windows to the front and side elevations along with an entry door. Electric radiator. Laminate flooring. Opening to the lounge / kitchen.

Lounge / Kitchen

11' 3" x 16' 6" (3.435m x 5.022m)

Offering double glazed windows across the rear allowing for ample natural light to brighten the room. Electric fire and surround. The kitchen area offers a range of base units with roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point.

Bedroom One

8' 3" x 13' 11" (2.506m x 4.237m)

Offering double glazed window to the side elevation. Electric radiator.

Bedroom Two

8' 2" x 7' 8" (2.50m x 2.349m)

Double glazed window. Electric radiator.

Hallway

uPVC double glazed window and entry door to the side elevation. Access to bedroom three and the shower room.

Bedroom Three

8' 2" x 5' 5" (2.5m x 1.657m)

Double glazed window.

Shower Room

5' 4" x 5' 4" (1.63m x 1.63m)

Double glazed window to the side elevation and fitted with a vanity wash hand basin, close coupled w.c and corner shower cubicle. Wall mounted gas water heater.

Outside

The property is set upon this good sized plot with majority lawned gardens and has a raised decked patio area. To the rear of the property there is a concrete ramp leading to the rear hallway providing access for a wheelchair or similar. Off road parking.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

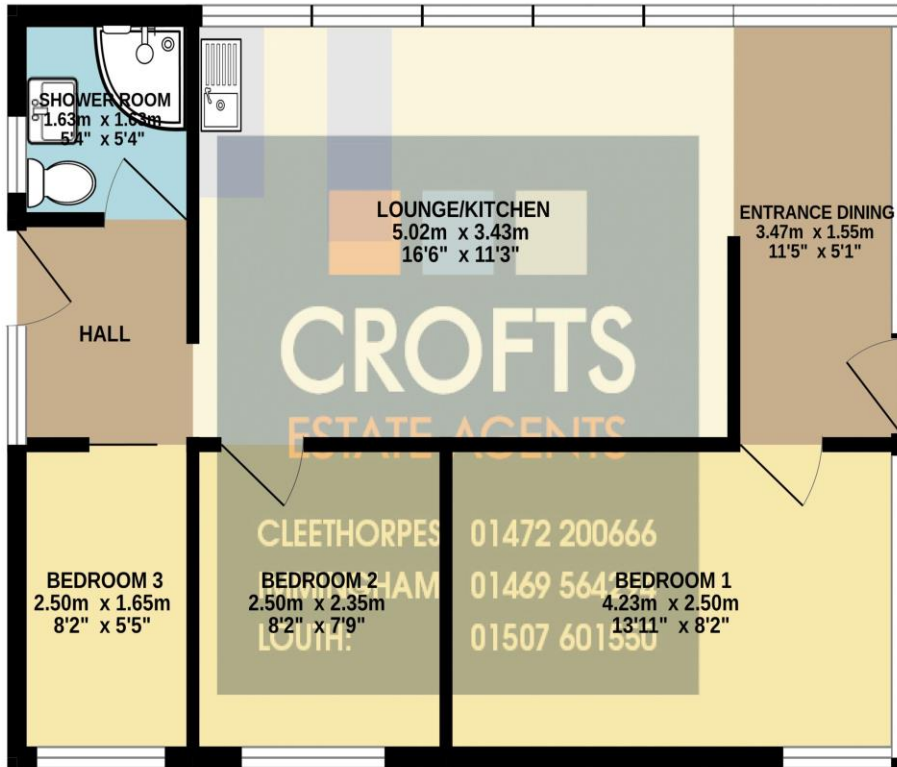
Mortgage and Financial Advice

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.



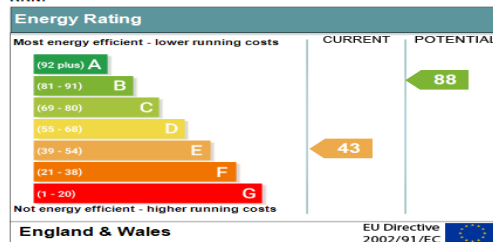
GROUND FLOOR
48.6 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 48.6 sq.m. (524 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.
Made with Metropix ©2023

Address: 219 Humberston Fittles, Humberston, GRIMSBY, DN36 4HE
RRN:



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.