



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



Sea View Street FFF

Cleethorpes
DN35 8HY

£115,000

Coming to the market with NO FORWARD CHAIN is this superbly presented and purposely converted two bedroom first floor flat. Converted from a period terrace property only a few years ago the property still has the feel and look of a new conversion. Within a stones throw of Cleethorpes Cafe and Restaurant Sea View Quarter the property couldn't be better placed for the young professional or retired couple to enjoy that benefit plus of course the gorgeous promenade that's also very close and easily accessible. The property briefly comprises communal entrance hall and porch. stairs and landing, kitchen, lounge dining room, two bedrooms and bathroom with shower over bath.. Outside the property has neat low maintenance frontage with off road parking to the rear on gravel drive. *** PLEASE NOTE, IF BOTH GROUND AND FIRST FLOOR FLATS ARE PURCHASED BY THE SAME BUYER THE FREEHOLD WILL BE INCLUDED ***

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 :

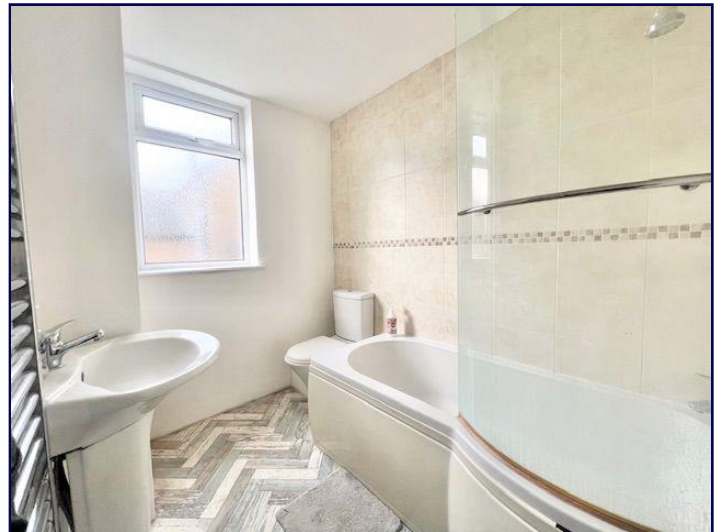
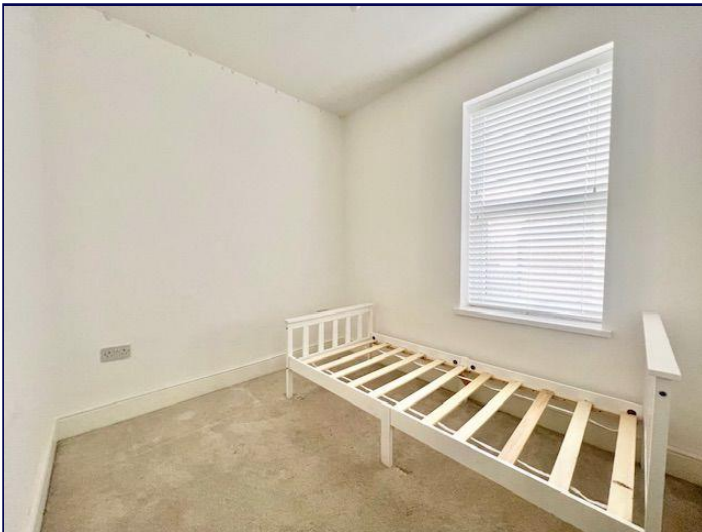
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Communal Porch

uPVC glazed door to short porch with grey carpet and half tiled walls with white decor over.

Communal Entrance hall

Original wood frosted front door to hallway with doors to both flats. The area has grey carpet, cream decor and pendant light.

Stairs and landing

Stairs to split level landing have a light stone colour carpet, white decor, two loft access hatches and two pendant lights

Lounge diner

12' 10" x 12' 7" (3.92m x 3.83m)

A spacious lounge dining area open plan to the kitchen has two uPVC windows to the front, cream stone colour carpet, white decor, radiator and pendant light.

Kitchen

13' 10" x 6' 7" (4.21m x 2.00m)

A matte grey kitchen has wood effect work top over, stainless steel sink drainer, electric hob with extractor over, electric oven grill, space for tall fridge freezer, washing machine and dishwasher, uPVC window to the side, wood effect vinyl floor, radiator and pendant light

Bedroom One

10' 5" x 7' 6" (3.17m x 2.28m)

The largest bedroom to the rear of the property has uPVC window, white decor, cream stone colour carpet, radiator and pendant light.

Bedroom Two

8' 8" x 7' 7" (2.65m x 2.32m)

A smaller single bedroom has uPVC window to the side, cream stone colour carpet, radiator and pendant light.

Family Bathroom

5' 11" x 7' 10" (1.80m x 2.39m)

The bathroom has matching white three piece suite with P shaped bath having shower over and curved glass screen. The room has cream brown splash back tiling, white decor, herringbone wood effect vinyl floor, frosted uPVC window, chrome towel radiator, extractor and ceiling light.

Rear parking area

The rear has off road parking for one car on low maintenance open fronted gravel driveway.

Front garden

The front garden has slab path to the communal front door, gravel low maintenance garden, low wall with railings and iron gate to pavement.

Tenure

Believed to be Leasehold, 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.

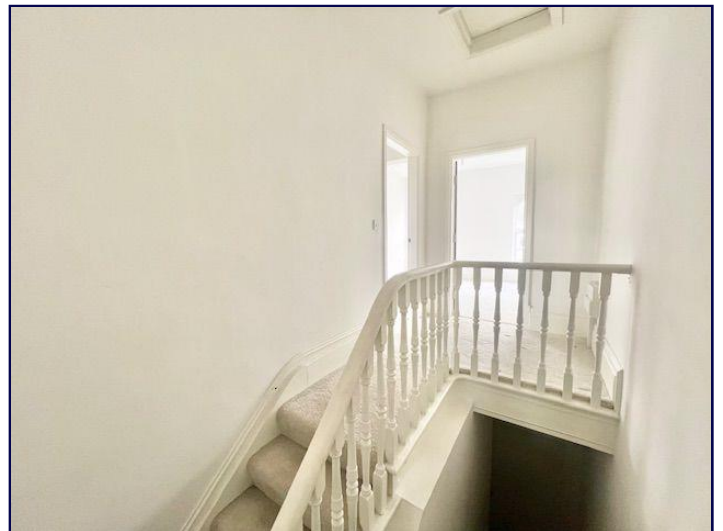
Property Management

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

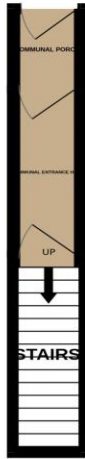
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
6.6 sq.m. (71 sq.ft.) approx.

1ST FLOOR
55.1 sq.m. (593 sq.ft.) approx.



CROFTS

ESTATE AGENTS

CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550



TOTAL FLOOR AREA : 61.7 sq.m. (664 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.