



CROFTS ESTATE AGENTS

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



South View

Holton-Le-Clay
DN36 5BW

Offers in the Region Of
£60,000

Offered for sale with no forward chain on the vendors side, this two bedroom ground floor flat offers an ideal purchase for a variety of buyers. Enjoying the benefits of gas central heating and uPVC double glazing, the property would benefit from some redecoration but offers great potential. The property comes with an allocated parking space and a communal garden area. The flat briefly comprises entrance hallway with useful storage space, well proportioned lounge, kitchen, bathroom and two bedrooms. Viewing is highly advised.

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 :

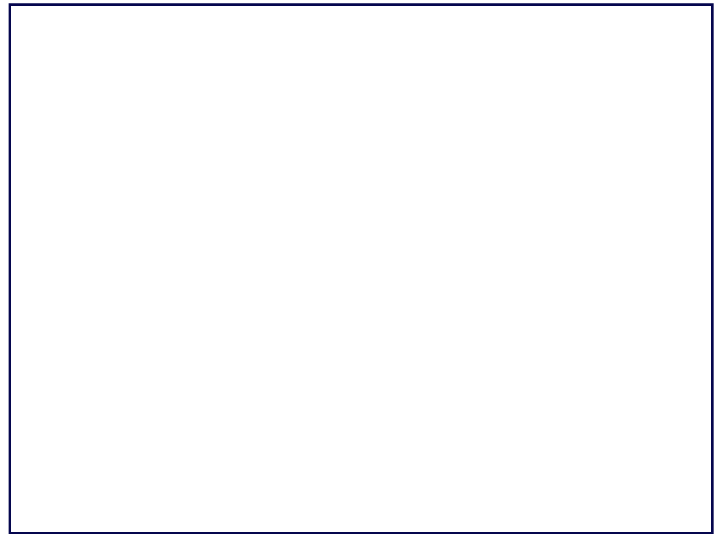
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Entrance Hallway

uPVC double glazed entrance door to the side elevation. Central heating radiator. Large walk in storage area.

Lounge

17' 11" x 10' 10" (5.471m x 3.291m)

uPVC double glazed window to the front elevation. Central heating radiator. Picture rail to the walls. Fire surround.

Kitchen

6' 5" x 10' 2" (1.963m x 3.101m)

Offering uPVC double glazed windows to the rear and side elevation, the kitchen offers a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Four ring electric hob. Splashback tiling. Plumbing for a washing machine. Storage cupboard with a Baxi gas boiler.

Bathroom

4' 10" x 7' 1" (1.474m x 2.148m)

The bathroom is fitted with a pedestal basin, low level w.c and a panelled bath with screen and shower over. Tiling to the walls. Central heating radiator. uPVC double glazed window.

Bedroom One

11' 2" x 10' 8" into wardrobes (3.414m x 3.242m)

uPVC double glazed window to the front elevation. Fitted wardrobes along one wall. Central heating radiator.

Bedroom Two

11' 2" x 6' 5" (3.404m x 1.950m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Outside

The property has an allocated parking space and a communal garden area.

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.

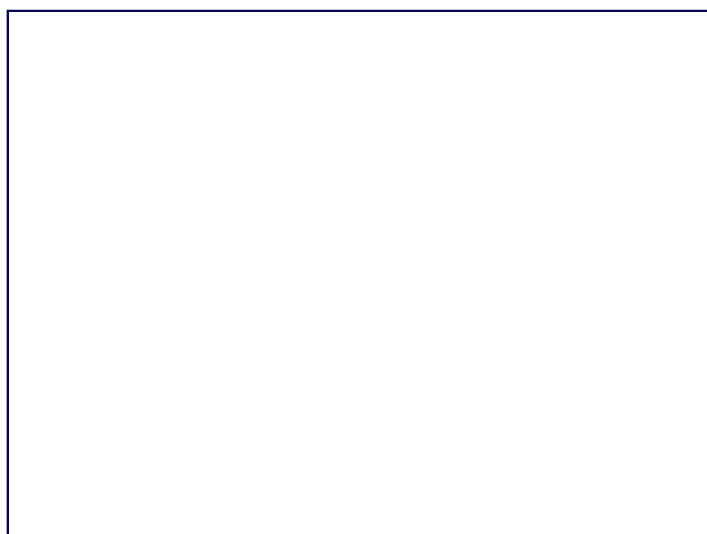
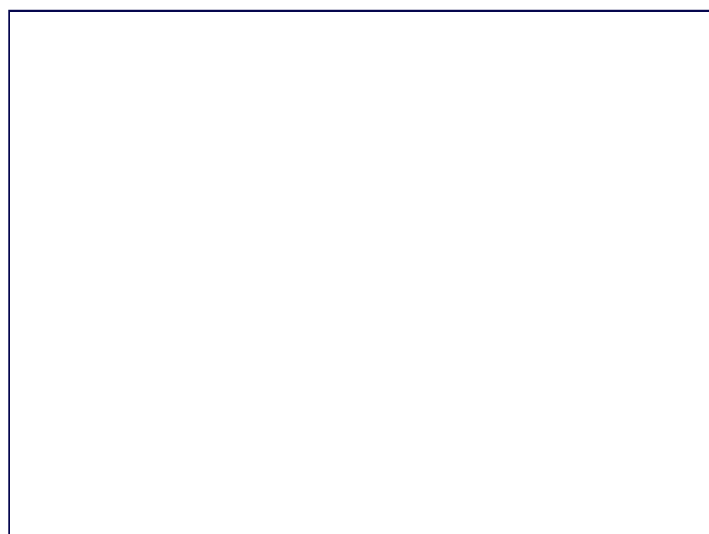
Property Management

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.

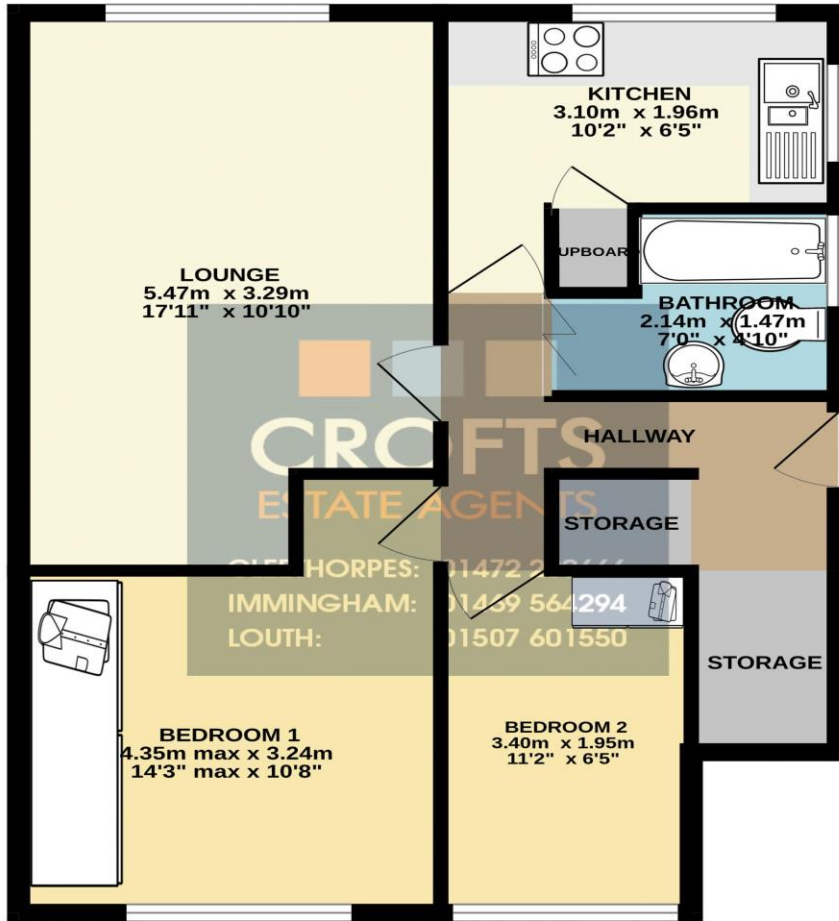
Mortgage and Financial Advice

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
55.4 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 55.4 sq.m. (597 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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