



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



156a Grimsby Road
Cleethorpes
DN35 7DL

**Offers in the Region Of
£90,000**

FOR THE ATTENTION OF INVESTORS ONLY, CURRENTLY LET TO A TENANT PAYING £550 PCM WISHING TO REMAIN. Crofts estate agents are pleased to market this modern end terrace property situated in a prime location within the town of Cleethorpes. Situated near to a wide variety of local amenities, schools and bus links, this property comes with viewing highly advised. There are also good road links and the property also benefits from a garage offering parking if required which is a real plus point within this area. Internal viewing will reveal the kitchen, lounge, two bedrooms, a bathroom and small front garden. The property also benefits from uPVC double glazing and gas central heating.

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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Kitchen

15' 7" x 7' 4" (4.74m x 2.24m)

With a window and door to the front elevation, laminate flooring and a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

Lounge

15' 7" x 11' 0" (4.76m x 3.37m)

With a window to the front elevation, a radiator, laminate flooring and a feature fire place.

Stairs and Landing

The landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

15' 9" x 11' 8" (4.80m x 3.55m)

A large and spacious room with a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

9' 6" x 15' 6" (2.91m x 4.75m)

A spacious room with a window to the front elevation, a radiator and a carpeted floor.

Bathroom

9' 2" x 8' 10" (2.79m x 2.69m)

The bathroom has an opaque window to the front elevation, a radiator and a tiled floor. There is also a modern suite with a WC, basin and a P shaped bath with a glass screen and electric shower. There is also a built in storage cupboard.

Front garden

The front garden has wall and metal railings to the pavement with gated pedestrian access. A small yard is brightened by a raised brick planted border area. Gates also provide access to the garage.

Garage

Providing either parking or a great storage space.

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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

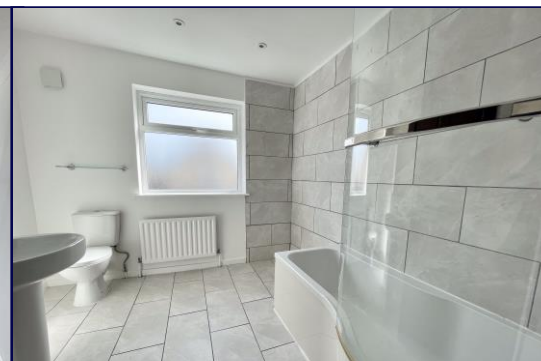
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken 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 for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.