### **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



#### Mill Place

Cleethorpes DN35 8ND

Offers in the Region Of £127,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this semi detached property which is located within the popular seaside town of Cleethorpes. Requiring a scheme of modernisation, this property will make a lovely home for any new buyer and comes with viewing highly advised. Nearby there are a wide variety of local amenities including many eateries and shops. Internal viewing will reveal the kitchen, lounge, bathroom and two double bedrooms and there is also a small courtyard garden. The garden has a secure frontage accessed through a gate and the property also benefits from uPVC double glazing and gas central heating.

## CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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#### Entrance

Entering the property reveals a small entrance hall with access to the kitchen and bathroom.

#### Kitchen

12' 11" x 12' 9" (3.93m x 3.88m)

The kitchen has dual aspect windows to the rear and side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine. There is also an under counter fridge and freezer.

#### Lounge

11'  $0" \times 12' 10"$  (3.35m x 3.90m) The lounge has a bay window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

#### Bathroom

6' 4" x 6' 3" (1.92m x 1.91m)

The bathroom has an opaque window to the side elevation, tiled walls, a radiator and laminate flooring. There is also a white suite with a WC, basin and a bath.

#### **First Floor Landing**

The first floor landing provides access to both double bedrooms.

#### Bedroom One

11' 0" x 12' 10" (3.36m x 3.90m) Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### **Bedroom Two**

12' 11" x 6' 9" (3.93m x 2.06m) Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

#### Outside

Accessed through a gate, there is a pathway to the entrance door and also the rear courtyard garden.

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#### 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 A: To confirm council tax banding for this property please view the websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.







ENTRANCE KITCHEN 3.93m × 3.88m 12'11" × 12'9"		3.93	DROOM 2 m x 2.06m LL" x 6'9"
		OFTS	
	UP	AGENT 01472 200 66	BEDROOM 1 3.90m x 3.36m 12'10" x 11'0"
		01469 564 94	
	LO TH:	01507 601550	
LOUNGE 3.90m x 3.35m 12'10" x 11'0"			

TOTAL FLOOR AREA: 65.7 sq.m. (707 sq.ft.) approx. White very attemp has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other lenser 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 applaneers shown have no been tested and no guarantee as to their operability or efficiency can be given.

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 othenwise, 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 whils 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 Corts 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 enquires, 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 onlies otherwise stated, with the metric conversion shown in brackets. Any plans or mays contained any opervise for identification purpose only, and are not for any other use but guidance & illustration. Crotts have not tested any apparaus, equipment, fixtures, fittings or entrain heading 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.