



# 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



## 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 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 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" x 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.

**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 website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

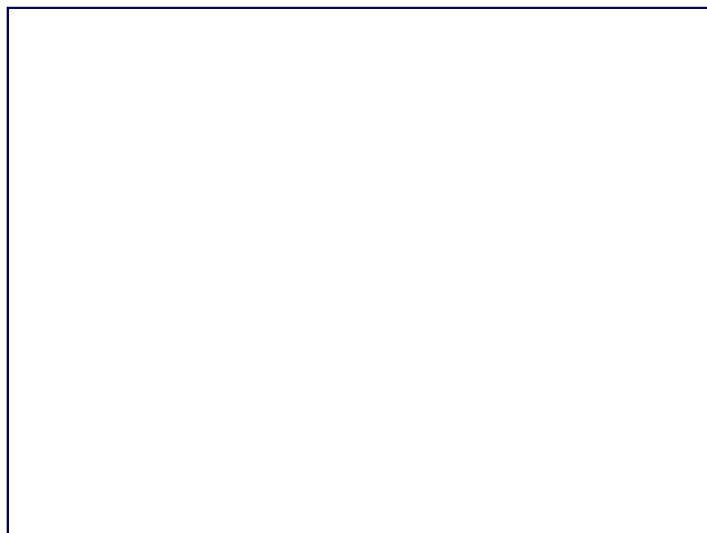
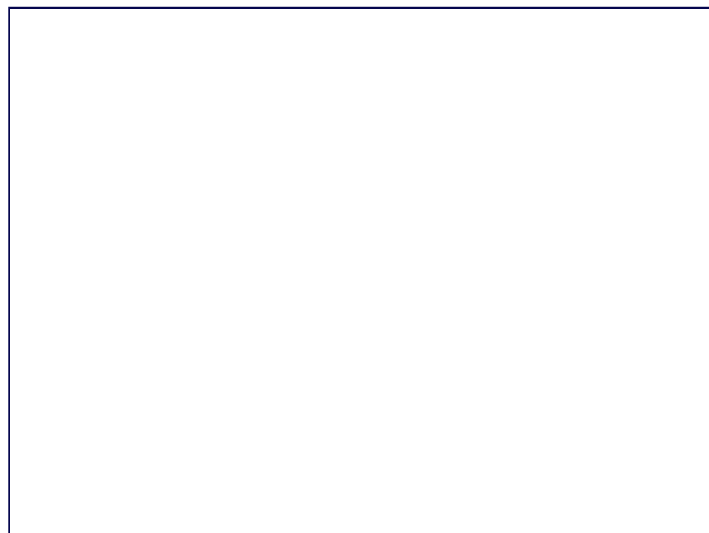
**Property Management**

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**

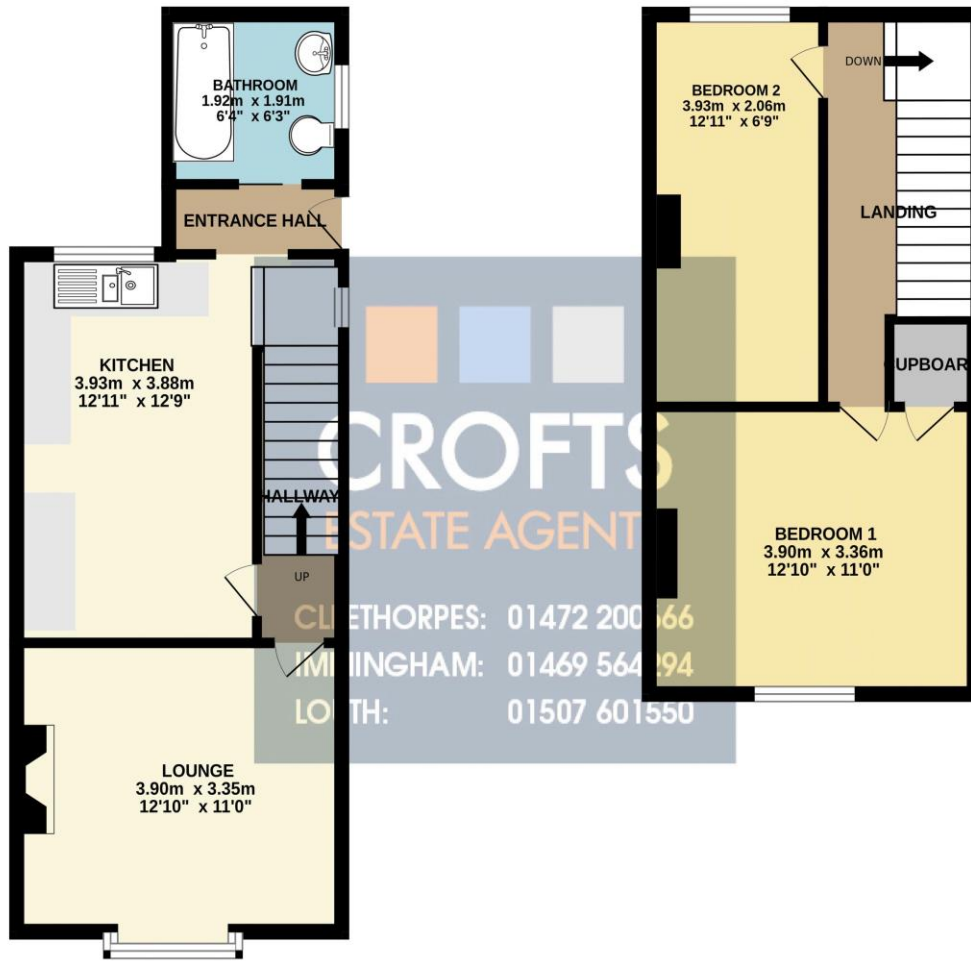
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
35.8 sq.m. (386 sq.ft.) approx.

1ST FLOOR  
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA: 65.7 sq.m. (707 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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