



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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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
£119,950

To be sold with VACANT POSSESSION and NO FORWARD CHAIN is this TWO BEDROOM semi detached house right in the very heart of Cleethorpes. Ideal as a BUY TO LET with rents coming in at £625 PCM + for this type of property or a first time buy, this property is fit to move into straight with room to improve and increase value with some investment. This lock up and leave house could also be an air bnb or ideal for travellers who want no maintenance when away. Briefly comprising entrance hall, kitchen diner breakfast room, lounge, family bathroom with shower to the ground floor and two bedrooms to the first floor. The property is a short walk to transport links, amenities and the promenade with small courtyard style garden to the rear. View now to check out this little gem!

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 :

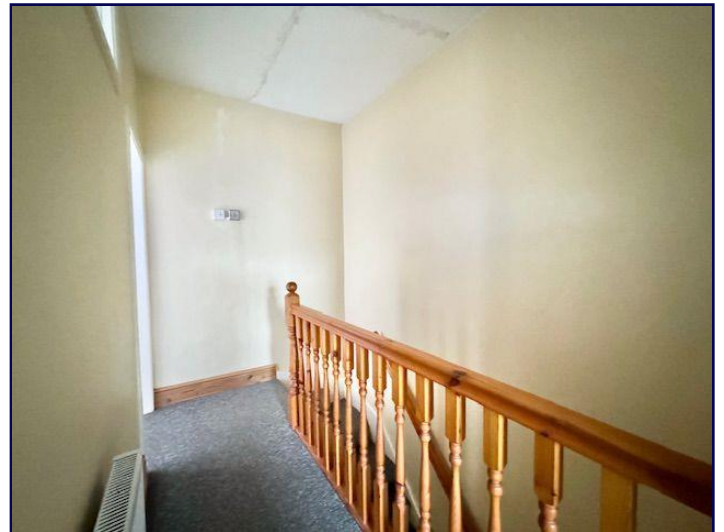
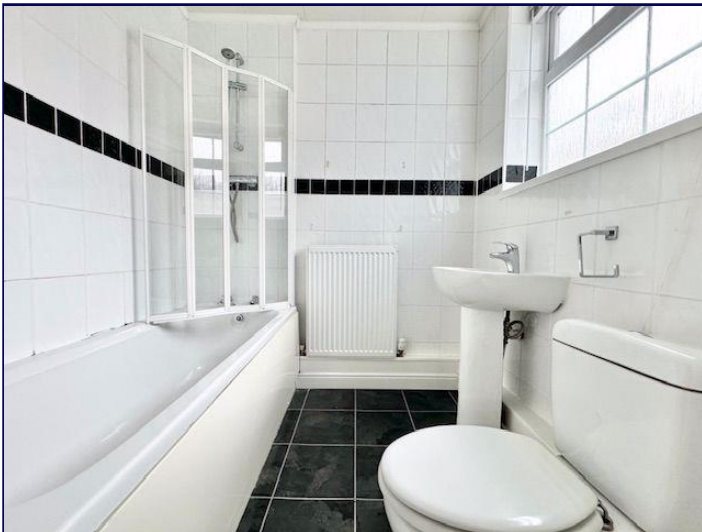
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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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

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

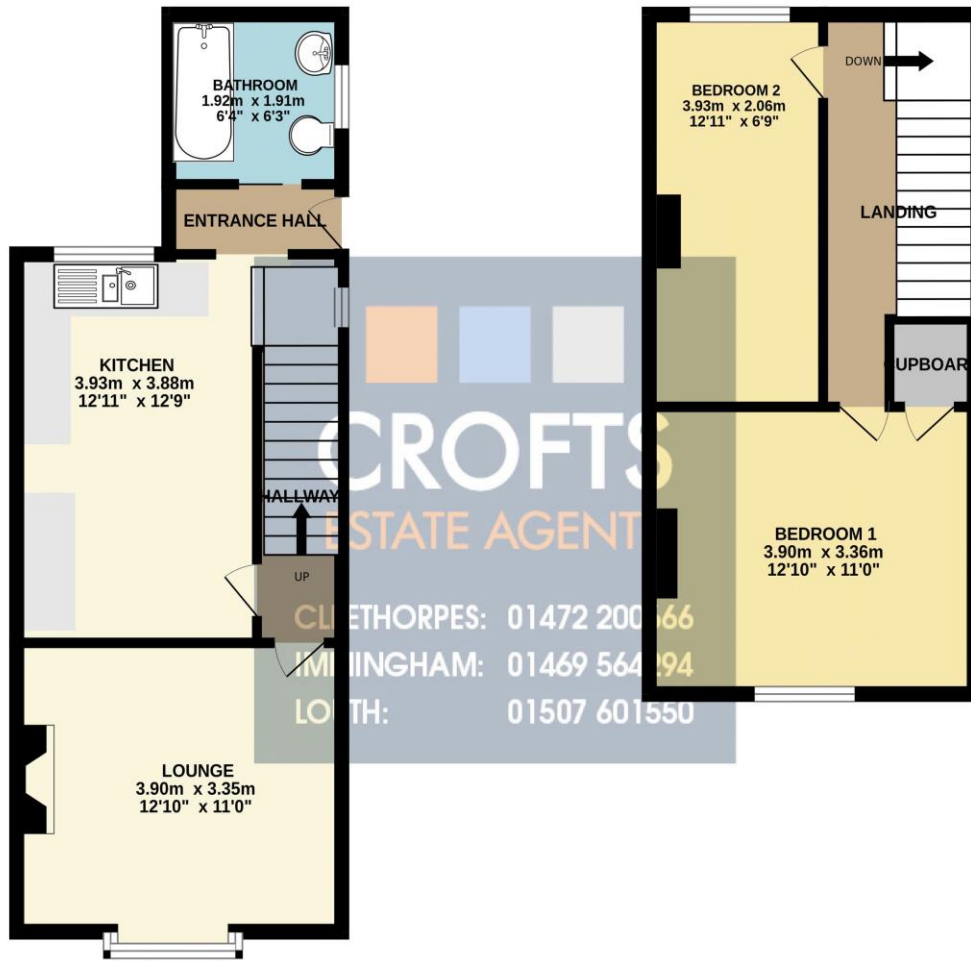
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

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



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CLYDEBORO: 01472 200166
BIRMINGHAM: 01469 564194
LONDON: 01507 601550

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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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