



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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01469 564294

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



Eagle Drive

Humberston
DN36 4ZL

Offers in the Region Of
£139,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this superb end of terrace property which would make an ideal first time purchase or buy to let investment. Being sold almost new, the property has been empty longer than lived in and is ready for someone to move in and enjoy. Nearby there village does offer a wide variety of local amenities and viewing comes highly advised. Internal viewing will reveal the entrance, open plan kitchen-dining-living space, WC, two double bedrooms and the bathroom. There are also front and rear gardens with a driveway and the property also benefits from uPVC double glazing and gas central heating. Built in 2022 so still retains a large portion of its New build Warranty

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

www.croftsestateagents.co.uk



Entrance

Entering the property reveals a radiator and vinyl flooring.

Kitchen/Diner/Lounge

22' 2" x 12' 3" (6.76m x 3.73m)

With a window to the front elevation, French doors to the rear, two radiators and vinyl flooring. There is also a modern fitted kitchen with units to base and eye level with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over. There is also a breakfast bar and a good space for a sofa and furniture.

WC

5' 0" x 2' 7" (1.52m x 0.80m)

The WC has a radiator, vinyl flooring, a WC and a corner basin.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

7' 9" x 12' 2" (2.37m x 3.72m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

7' 10" x 12' 2" (2.38m x 3.72m)

Bedroom two has two windows to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and a mains shower.

Outside

With a small garden space with a lawn to the front and also off road parking. The rear garden has an extended patio area ideal for alfresco dining and a lawn, all enclosed by perimeter fencing.

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 B: 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

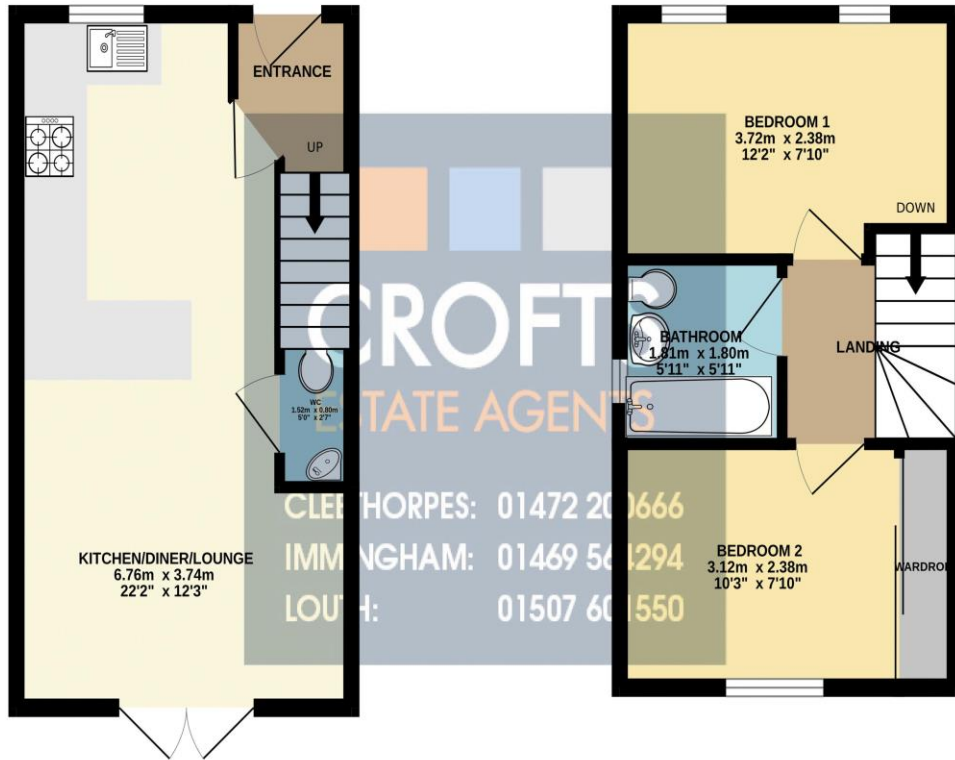
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
25.3 sq.m. (272 sq.ft.) approx.

1ST FLOOR
24.6 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA: 49.9 sq.m. (537 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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