



# CROFTS ESTATE AGENTS

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



## Warneford Road

Cleethorpes  
DN35 7QL

Offers in Excess of £100,000

We are pleased to offer for sale this unusual opportunity to purchase a two double bedroom detached house set behind the front row of houses on Warneford Road on a small development of just two properties. The property is accessed via a shared lane which in turn goes to a shared gated driveway. To the side of the property is hardstanding for parking at least two cars or offers the ability for a garden area with parking for one. The property would make the perfect investment property with rents achieving around £545pcm. The property in question briefly comprises welcoming entrance hallway, with cloakroom, living room and a modern breakfast kitchen. To the first floor there you find the landing two double bedrooms along with a Jack and Jill bathroom. uPVC double glazing and electric heating. Viewing is highly advised on this well maintained home.

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#### Entrance Hallway

Offering uPVC double glazed entry door to the front elevation. Neutrally decorated and having tiled flooring. Staircase leading to the first floor.

#### Cloakroom

Fitted with a close coupled w.c and wall mounted wash hand basin. Tiled flooring. Hot water cylinder located beneath the stairs.

#### Lounge

12' 8" x 11' 7" (3.870m x 3.526m)

Offering uPVC double glazed window to the front elevation, the lounge is neutrally decorated and has coving to the ceiling. Electric radiator.

#### Kitchen/Breakfast Room

12' 8" x 8' 1" (3.850m x 2.457m)

Again with uPVC double glazed window to the front elevation, the kitchen offers an excellent array of fitted wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. integrated oven and four ring electric hob with brushed steel chimney extractor over. Splashback tiling. Plumbing for a washing machine. Tiled flooring, Electric heating.

#### First Floor Landing

Split level landing providing access to the two bedrooms.

#### Bedroom One

12' 6" x 11' 8" (3.813m x 3.561m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator. Electric radiator.

#### Bathroom (Jack n Jill)

5' 4" x 8' 6" (1.613m x 2.597m)

Jack and Jill bathroom with panelled bath with electric shower and screen over, close coupled w.c and a pedestal wash hand basin. Tiling to the wall and floor surfaces. Coving and fitted extractor.

#### Bedroom Two

12' 7" x 12' 1" (3.838m x 3.674m) max

Currently used as a home gym the second double bedroom has a uPVC double glazed window to the front elevation. Electric radiator.

#### Outside

The property has a shared gated driveway with the neighbouring property having a right of way access across the front. To the side of the property there is a paved area which can easily park two cars or a car and caravan, or could easily be made into a side garden with parking for one car for those wishing to do so.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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.

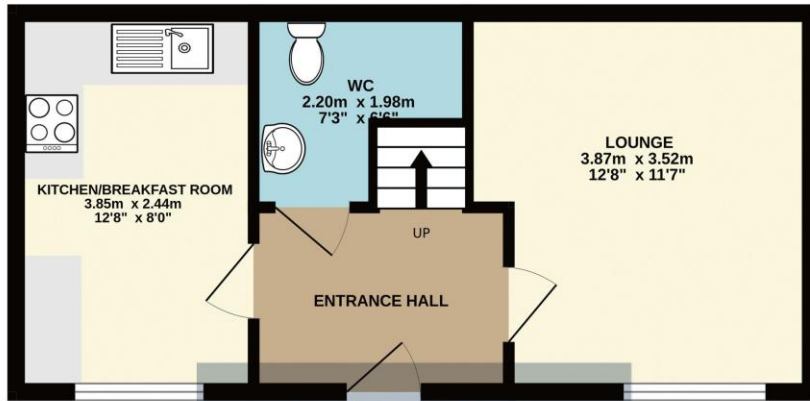
**Mortgage and Financial Advice**

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

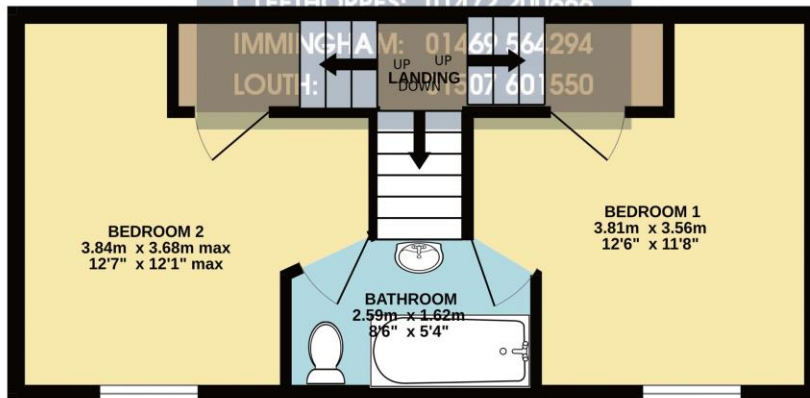
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA : 63.0 sq.m. (678 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	55   D	
39-54	E		
21-38	F		
1-20	G		

**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 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.