



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



24 Hart Street

Cleethorpes  
DN35 7RQ

Offer in Excess of £60,000

In need of a certain amount of modernisation and improvement, Crofts Estate Agents are pleased to bring to the market with NO FORWARD CHAIN this three bedroom mid terrace house. Close to amenities, transport links, schools and parks, this substantial property offers generous accommodation over two floors including entrance hall and porch, lounge and dining room, kitchen, bathroom, separate WC to the ground floor with three good sized bedrooms to the first floor. Outside the property has small garden to the front and larger low maintenance gardens to the rear with astro grass and decking. A great first time buy property or buy to let investment with rents coming in at approximately £600 PCM for properties in this area in good condition.

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 :

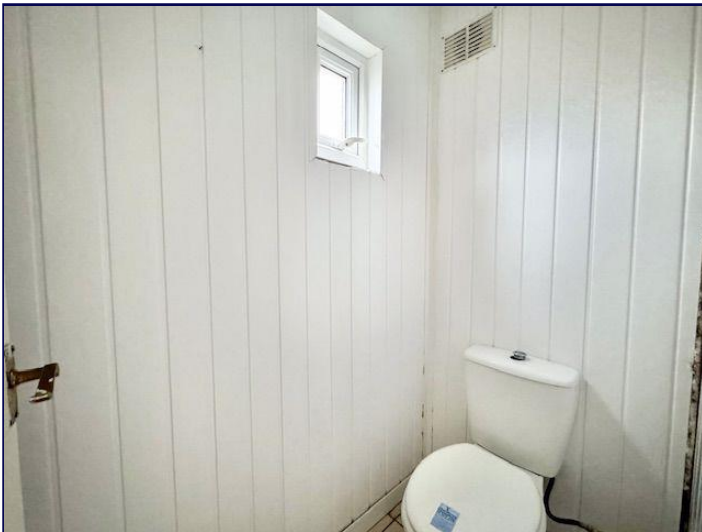
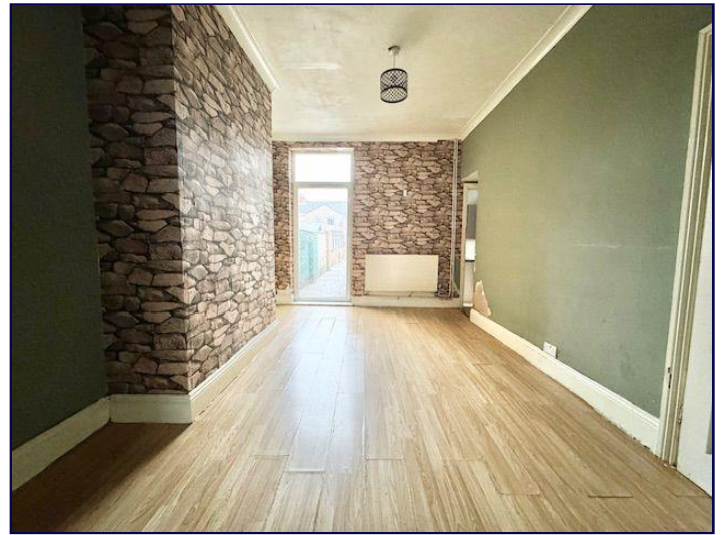
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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance Porch**

**Entrance hall**

**Lounge**

11' 11" x 9' 10" (3.63m x 3.00m)

**Dining room**

13' 8" x 10' 1" (4.16m x 3.07m)

**Kitchen**

14' 5" x 7' 7" (4.40m x 2.31m)

**Bathroom**

5' 11" x 7' 7" (1.80m x 2.30m)

**WC**

2' 11" x 4' 8" (0.88m x 1.41m)

**Stairs and landing**

**Bedroom One**

12' 1" x 13' 3" (3.68m x 4.03m)

**Bedroom Two**

13' 7" x 7' 7" (4.15m x 2.32m)

**Bedroom Three**

10' 5" x 7' 11" (3.17m x 2.42m)

**Front garden**

**Rear 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.

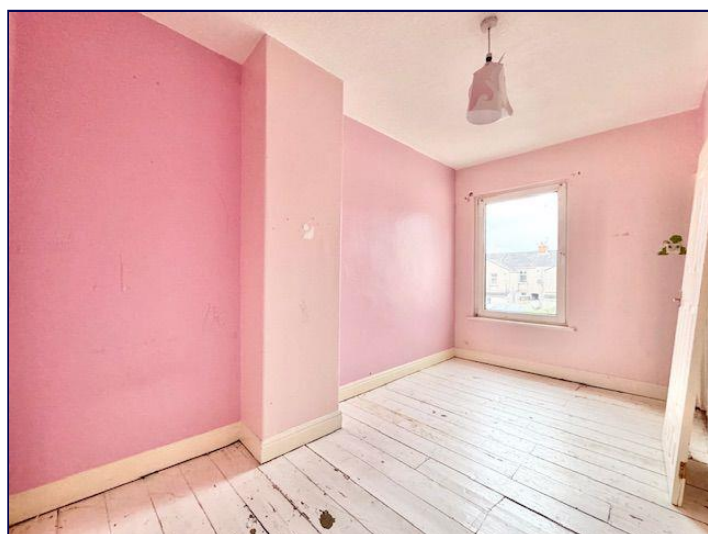
### **Property Management**

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  
46.4 sq.m. (499 sq.ft.) approx.

1ST FLOOR  
37.3 sq.m. (402 sq.ft.) approx.

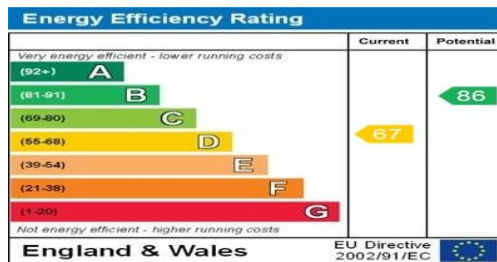


**CROFTS**  
ESTATE AGENTS

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LOUTH: 01507 601550

TOTAL FLOOR AREA : 83.7 sq.m. (901 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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