



CROFTS ESTATE AGENTS

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



Grimsby Road

Cleethorpes
DN35 7DN

OIRO £125,000

Crofts Estate Agents are delighted to bring to the market, this well proportioned four bedroom mid terrace property which could create an ideal investment opportunity. Located close by to many local amenities, the property consists of a hallway, lounge, sitting room, dining room, kitchen, utility area and WC. To the first floor you will find four bedrooms and a family bathroom. The property has a garden to the rears and low maintenance garden to the front. Requiring some refurbishment and remedial works the property offers gas central heating and uPVC double glazing. Viewing is highly advised.

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Entrance Hallway

Entry door to the front elevation with decorative glazed panel over. Staircase with understairs storage. Central heating radiator.

Lounge

15' 2" into bay x 12' 10" (4.634m x 3.903m)
uPVC double glazed bay window to the front elevation. Two central heating radiators. Coving and rose to the ceiling.

Sitting Room

13' 4" x 11' 4" (4.074m x 3.460m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Dining Room

17' 3" x 10' 11" min (5.247m x 3.319m)
uPVC double glazed bay window to the side elevation and a further double glazed window to the side. Two central heating radiators.

Kitchen

10' 1" x 10' 10" (3.075m x 3.309m)
uPVC double glazed window and entry door to the side elevation. Equipped with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with tiled splashback.

Utility Space

8' 1" x 5' 7" (2.468m x 1.691m)
Offering window to the rear elevation. Wall mounted gas boiler.

Cloakroom

Equipped with a low level w.c and pedestal wash hand basin. Window to the side elevation.

Split Level Landing

The split level landing offers dado rail to the walls.

Bedroom One

13' 5" x 17' 3" (4.085m x 5.253m)
Offering two uPVC double glazed windows to the front elevation. Central heating radiator. Decorative fireplace.

Bedroom Two

13' 5" x 11' 4" (4.081m x 3.462m)
uPVC double glazed window to the rear elevation. Central heating radiator. Decorative fireplace. Storage cupboard.

Bathroom

6' 2" x 7' 9" (1.867m x 2.355m)
uPVC double glazed window to the side elevation. Equipped with a panelled bath with shower fitment, pedestal wash hand basin and

a close coupled w.c. Tiling to the walls. Storage cupboard. Central heating radiator.

Bedroom Three

10' 0" x 7' 9" (3.037m x 2.370m)

uPVC double glazed window to the side elevation. Central heating radiator.

Bedroom Four

10' 4" x 10' 11" (3.141m x 3.322m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property offers gardens too the front and rear elevations.

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

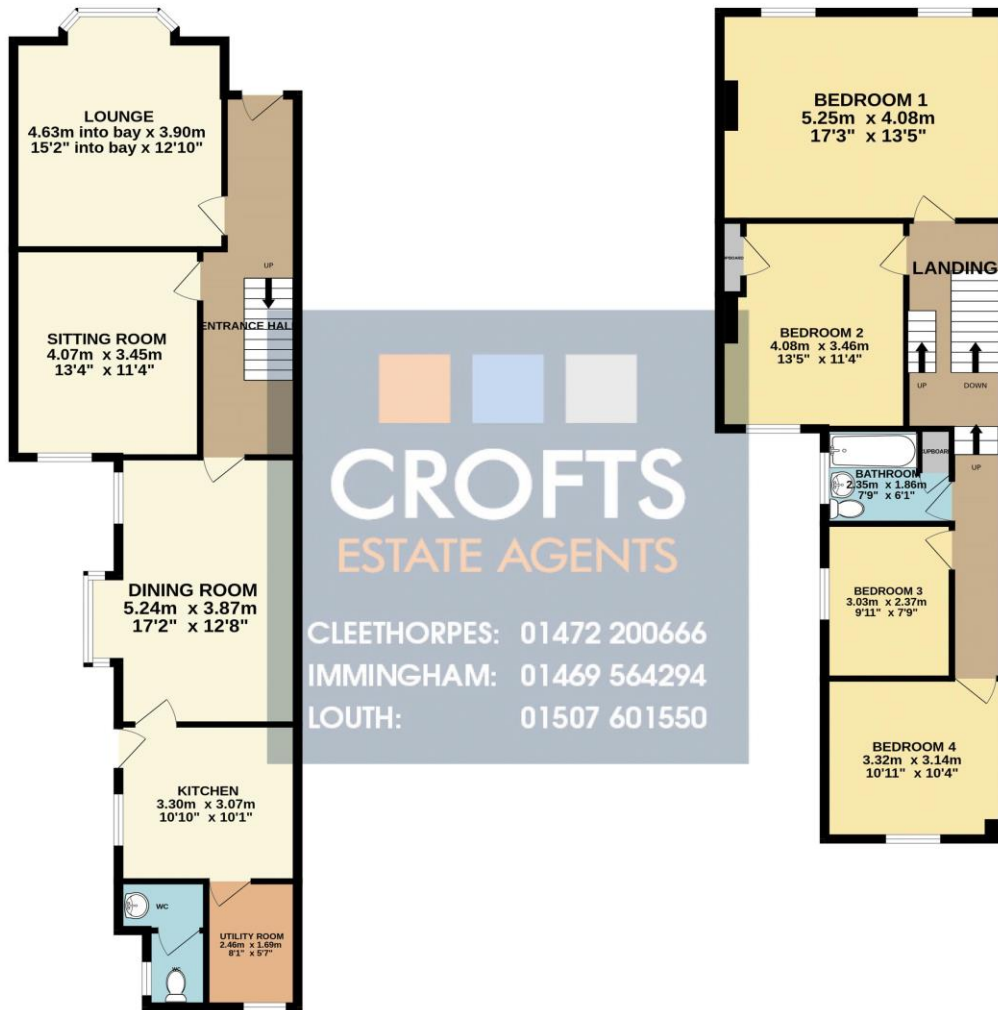
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
78.2 sq.m. (842 sq.ft.) approx.

1ST FLOOR
68.8 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 147.0 sq.m. (1582 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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