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CLEETHORPES
01472 200666

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



Crowhill Avenue

Cleethorpes
DN35 8DF

£99,950

Early viewing is highly advised on this three bedroom mid terrace property which creates an ideal first time or investment property purchase. Offering for sale with no forward chain on the vendors side, this pleasant property offers majority double glazing but does require a course of modernisation. Located within this popular and well regarded residential location a short stroll from St Peters Avenue and its many facilities, this pleasant property briefly comprises entrance porch, hallway, lounge, dining room, kitchen, lobby and cloakroom. To the first floor there is the landing, three bedrooms and a bathroom. Established front and rear gardens.

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 Porch

Offering wooden entrance door with decorative glazed window overhead. Inner door to the hallway. Original tiling to half height.

Hallway

Offering coving to the ceiling and having staircase to the first floor.

Lounge

13' 8" x 9' 10" (4.164m x 2.986m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Living flame gas fire with surround and tiled inset and hearth.

Dining Room

12' 2" x 10' 4" min (3.713m x 3.159m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Decorative fireplace. Dado rail to the walls. Understairs storage cupboard.

Kitchen

13' 1" x 8' 4" (4.000m x 2.546m)

With uPVC double glazed window to the side elevation and being fitted with a range of wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Plumbing for a washing machine.

Lobby

2' 10" x 3' 10" (0.867m x 1.176m)

Entry door to the rear elevation and door to the cloakroom. Tiled flooring.

Cloakroom

2' 9" x 4' 4" (0.836m x 1.333m)

With window to the rear elevation the cloakroom has a close coupled w.c.

First Floor Landing

Coving to the ceiling. Loft access. Fitted storage cupboard.

Bedroom One

11' 6" x 13' 3" to wardrobes (3.511m x 4.034m)

uPVC double glazed window to the front elevation. Gas wall heater (not tested). Fitted cupboard.

Bedroom Two

12' 2" x 7' 10" (3.698m x 2.387m)

uPVC double glazed window to the rear elevation.

Bathroom

5' 8" x 5' 3" (1.725m x 1.588m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, w.c and bath with electric shower over. Splashback tiling and panelling to the walls.

Bedroom Three

10' 4" x 8' 5" (3.141m x 2.569m)

uPVC double glazed window to the rear elevation. Picture rail to the walls.

Outside

The property benefits from established gardens to both 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

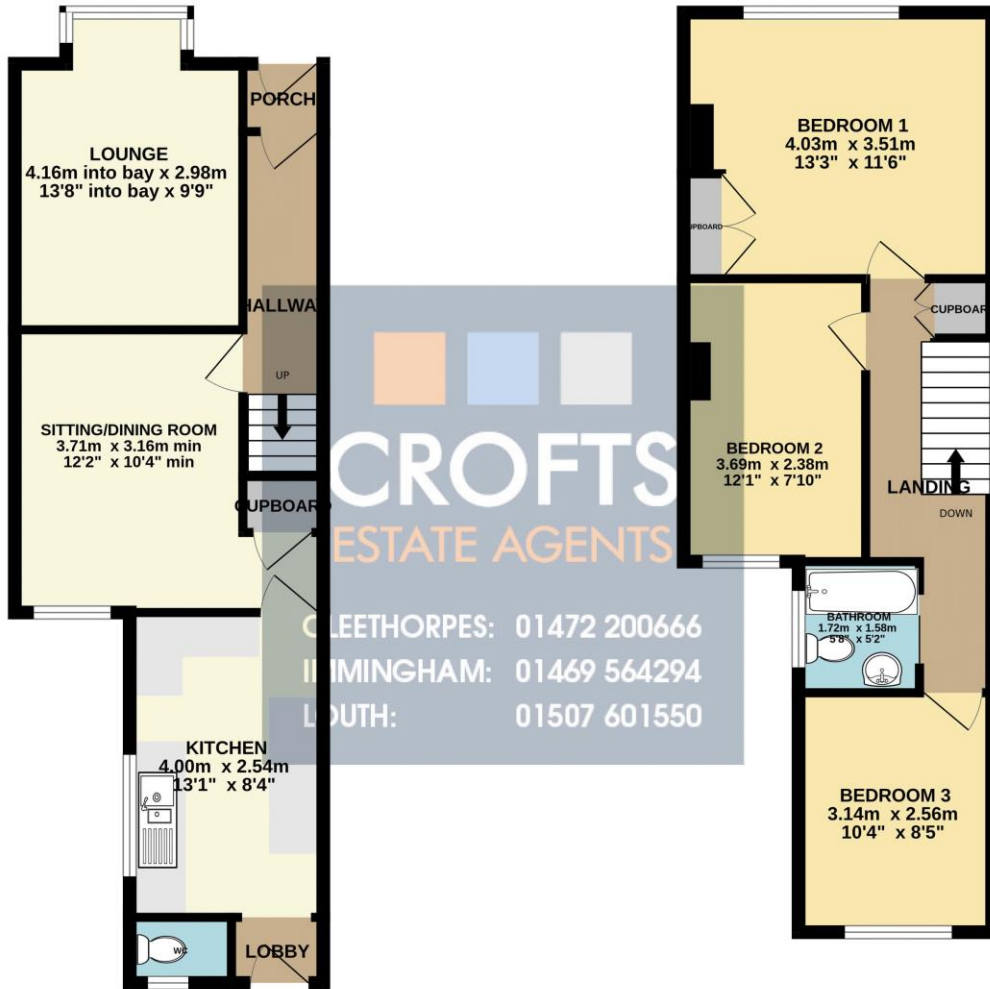
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
42.4 sq.m. (456 sq.ft.) approx.

1ST FLOOR
40.8 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 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		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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