



CROFTS ESTATE AGENTS

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



Sidney Street

Cleethorpes
DN35 7NQ

Offers in the Region Of
£65,000

****ATTENTION INVESTORS**** A three bedroom mid terrace property creating an ideal investment opportunity for the experienced or new landlord. Currently tenanted with the tenant paying £395pcm and showing a strong interest in remaining within the property if possible. Enjoying the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance hallway, lounge, dining/sitting room, kitchen and ground floor bathroom. Landing and three bedrooms to the first floor. Small low maintenance garden to the rear. Viewing is highly advised and is strictly through the agent only please.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

uPVC double glazed entrance door to the front elevation. Gas central heating radiator. Staircase leading to the first floor.

Lounge

12' 3" x 9' 11" (3.733m x 3.034m)

uPVC double glazed window to the front elevation. Gas central heating radiator.

Dining/Sitting Room

12' 4" x 13' 2" (3.753m x 4.003m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Understairs storage cupboard.

Kitchen

12' 0" x 7' 5" (3.654m x 2.269m)

uPVC double glazed window and entrance door to the side elevation. Fitted with a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for an automatic washing machine.

Bathroom

5' 2" x 7' 3" (1.571m x 2.198m)

uPVC double glazed window to the rear elevation. Wall mounted gas boiler. Equipped with a pedestal wash hand basin, close coupled w.c and a panelled bath. Splashback tiling. Gas central heating radiator.

First Floor Landing

Access to the three bedrooms.

Bedroom One

13' 1" x 12' 2" (3.997m x 3.705m)

uPVC double glazed window to the front elevation. Gas central heating radiator. Fitted cupboard.

Bedroom Two

9' 10" x 10' 2" (2.998m x 3.101m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Three

11' 11" x 7' 5" (3.629m x 2.262m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Rear Garden

Low maintenance rear garden with gated access.

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.

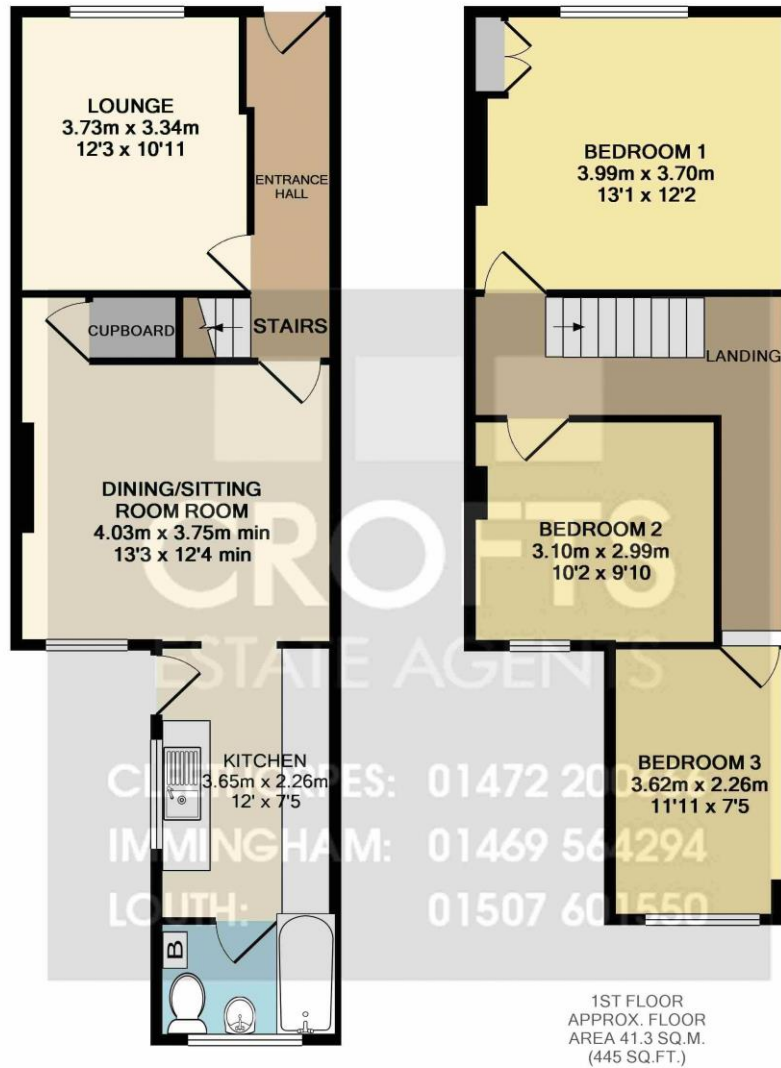
Property Management

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
 APPROX. FLOOR
 AREA 45.2 SQ.M.
 (487 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.5 SQ.M. (932 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	88

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