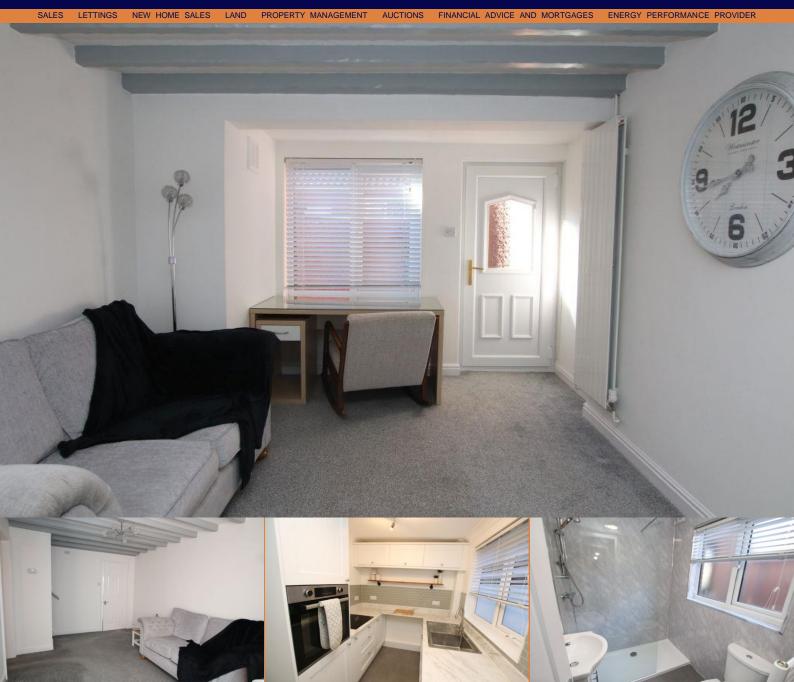
# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



St Andrews Court St. Peters Avenue Cleethorpes DN35 8JE

£120,000

We are delighted to be able to offer for sale this beautifully presented one bedroom mews property which has recently been redecorated, creating an ideal purchase for a variety of buyers. Set within the heart of Cleethorpes within this small mews development located upon St Peters Avenue and therefore within a short walk of the areas many amenities and shops along with the beach itself. Enjoying the benefits of a mains water softener and filter, gas central heating and uPVC double glazing, this lovely and well presented property briefly comprises of entrance porch, living room, fitted kitchen, spacious bedroom as well as a modern shower room. To the rear of the property is a low maintenance courtyard and communal parking.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

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### **Entrance Porch**

uPVC double glazed entrance door to the front elevation. Inner door to the lounge.

### Living Room

17' 2" x 9' 7" (5.223m x 2.928m) max

Pleasantly decorated in a neutral shade and offering uPVC double glazed window and entry door to the rear elevation. Vertical central heating radiator. Staircase to the first floor.

### Kitchen

# 9' 8" x 6' 7" (2.939m x 2.006m)

Offering uPVc double glazed window and entry door to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Integrated oven and four ring electric hob. Plumbing for a washing machine. Small pantry off.

### **First Floor Landing**

uPVC double glazed window to the side elevation. Loft access.

### Shower Room

6' 7" x 5' 5" (2.016m x 1.648m)

uPVc double glazed window to the side elevation. Fitted with a close coupled w.c, vanity wash hand basin and walk in shower. Central heating towel radiator. Fitted extractor.

### Bedroom

12' 11" x 10' 9" (3.944m x 3.281m) max uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

### Outside

The property benefits from a small low maintenance courtyard to the rear with gated access. To the rear of the property there is some communal parking spaces.

# Cleethorpes01472 200666Immingham01469 564294Louth01507 601550

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# 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 websitewww.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

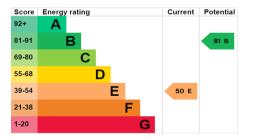
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, norms and any other items are approximate and no responsibility is taken or 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 applicances shown have not been tested and no guarantee as to their openability or efficiency can be given. Marke with Mervin C 2020.



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, 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are tofra or guidance only and cannot be relied upon. Measurements are taken from wall to wall only envires, fitting or envires including 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.