



CROFTS ESTATE AGENTS

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



St Andrews Court
St. Peters Avenue
Cleethorpes
DN35 8JE

£117,500

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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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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.

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

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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