



CROFTS ESTATE AGENTS

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



Braemar Road

**Cleethorpes
DN35 9AU**

£169,950

Offered for sale with no forward chain on the vendors side, this two bedroom detached bungalow is found within this established residential location within the heart of Cleethorpes and provide easy access to the resorts many amenities and the beach itself. Offering the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance porch, hallway, well proportioned living room, breakfast kitchen, rear utility/conservatory, modern wet room and two double bedrooms. Set upon this good sized plot with driveway, detached garage and front and good sized rear garden which enjoys a reasonable degree of privacy. Viewing is highly advised.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

uPVC double glazed entry door to the side elevation. Tiled to around half height to the walls. Inner door through to the hallway.

Hallway

With central heating radiator and having useful storage cupboard.

Lounge

16' 10" into bay x 11' 4" (5.125m x 3.458m)

Offering walk in uPVC double glazed bay window to the front elevation and two further windows to the side. Two central heating radiators. Wall mounted gas fire.

Kitchen/Breakfast Room

8' 10" x 11' 4" (2.698m x 3.443m) min

uPVC double glazed windows to the rear and side elevations. Fitted with a range of base and wall units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Tiled splashback. Wall mounted Worcester gas boiler. Gas cooker point. Central heating radiator. uPVC double glazed rear entrance door.

Utility/Conservatory

9' 10" x 7' 4" (2.999m x 2.234m)

With uPVC double glazed windows and an entry door out to the rear garden. Equipped with a Belfast sink and some base units with roll edged surfacing over. Tiled flooring.

Bedroom One

16' 7" x 11' 4" into wardrobes (5.049m x 3.463m) max

uPVC double glazed windows to the rear and side elevations. Central heating radiator. Built in wardrobes.

Bedroom Two

10' 10" x 11' 4" (3.311m x 3.443m)

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

Wet Room

8' 4" x 6' 10" (2.541m x 2.093m)

Installed around four years ago this peasant and well proportioned wet room offers shower area with Mira electric shower, close coupled w.c and a wall mounted wash hand basin. uPVC double glazed window to the side aspect. Central heating radiator.

Outside

Set upon this good sized plot, the property benefit from front and rear gardens. the front offers gated access and has lawn complemented with a gravelled border with established shrubs. A driveway creates off road parking and leads down the side elevation of the property and through a second set of gates offering security to the rear garden. The good sized rear garden has a lawn, flower beds with shrubs, plants and flowers and has patio areas. Greenhouse behind the detached garage.

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 C: 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.

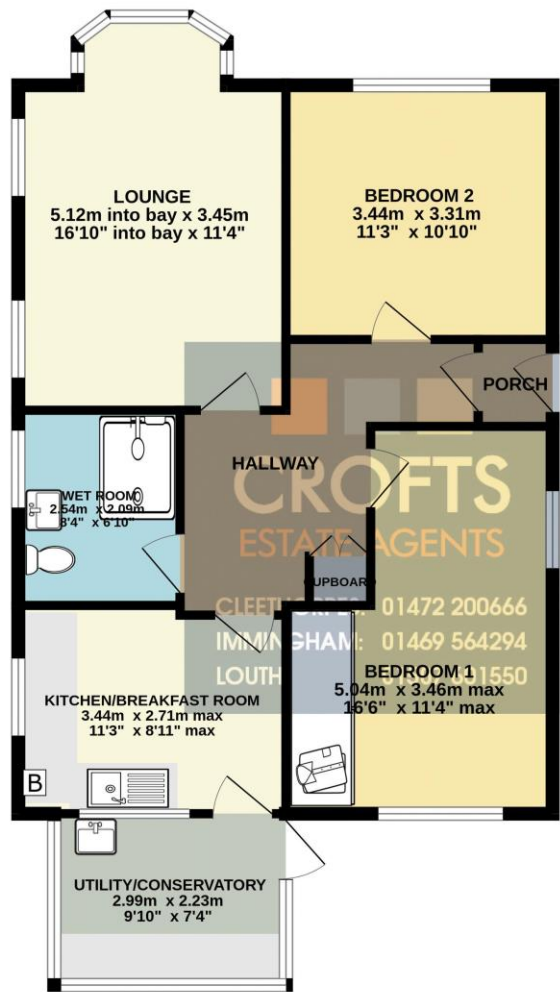
Mortgage and Financial Advice

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
73.6 sq.m. (792 sq.ft.) approx.



TOTAL FLOOR AREA: 73.6 sq.m. (792 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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