



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**Ground Floor Flat 175  
Brereton Avenue Ground  
Floor  
Cleethorpes  
DN35 7RG**

**Offers in Excess of £40,000**

**INVESTORS READY!!!** Coming to the market with **NO FORWARD CHAIN** is this ready to go **ONE BEDROOM GROUND FLOOR FLAT**. With rents coming for this type of property in excess of £500 PCM, this converted apartment offers a great return of investment. Briefly comprising a simple and very practical layout of communal entrance hall, internal hall, lounge, bedroom, bathroom and kitchen breakfast room, this property has everything it needs for young couples or single persons to live comfortably. Outside the property encompasses half of the garden to the front and a small hard standing area to the rear with right of way to the back gate along with the first floor flat. The property is close to parks, amenities and transport links, all within a short walk.

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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**Communal entrance**

11' 9" x 3' 1" (3.57m x 0.93m)

uPVC frosted door to the front, white decor and ceiling light.

**Internal hallway**

The entrance hall has wood laminate, cream decor, under stairs storage, two pendant lights and radiator.

**Lounge**

12' 10" x 11' 5" (3.91m x 3.48m)

With uPVC bay window to the front, wood laminate flooring, cream decor with feature wall to coving, radiator, ceiling light with pendant and feature fireplace with wood surround with marble hearth and inset.

**Bedroom One**

12' 11" x 9' 5" (3.94m x 2.88m)

The bedroom has uPVC window to the rear with blind, grey decor with feature wall to original coving, wood effect vinyl floor, radiator and ceiling light

**Bathroom**

6' 4" x 6' 6" (1.93m x 1.98m)

The bathroom has three piece white suite with white tiled splash backs, ceiling light, radiator, grey tile effect vinyl floor and frosted uPVC window to the side.

**Kitchen breakfast**

10' 1" x 9' 9" (3.07m x 2.96m)

With white units and grey work tops, sink drainer, tiled splash backs, wood effect vinyl floor, uPVC window to the side, space for cooker, washing machine and tall fridge freezer and ceiling light.

**Front garden**

Only half of the front garden is owned by the ground floor flat with a right of way on the other part. The front is low maintenance with low wall.

**Rear garden**

Only a portion of the rear garden is included within the sale of this property and its the part closest to the rear of the property which is mainly hard standing with right of way to rear gate.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

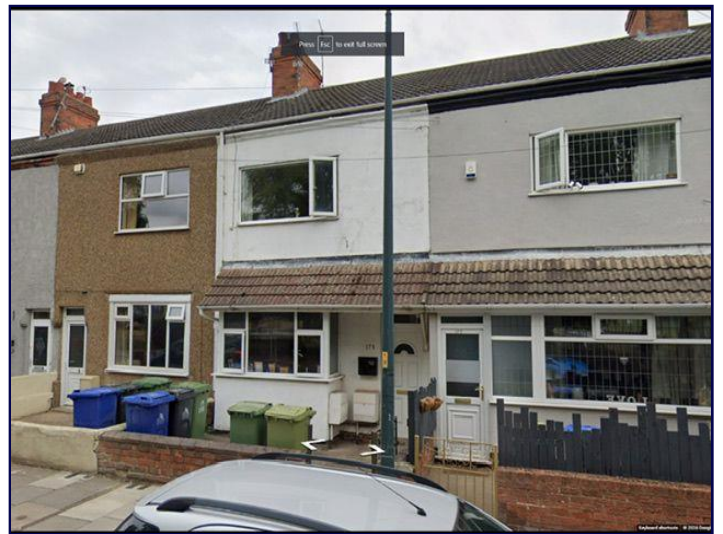
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

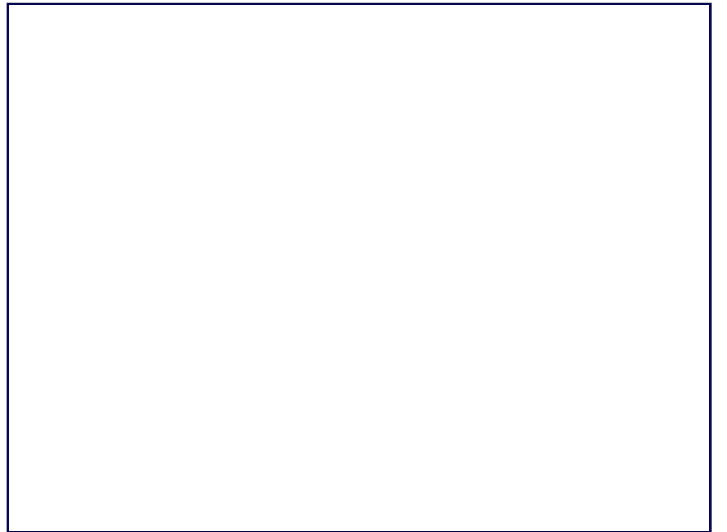
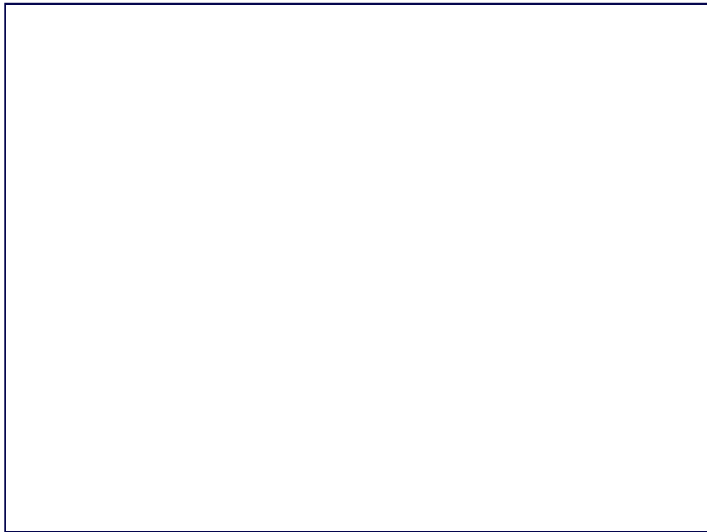
Please contact the relevant marketing office and all viewings are  
strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



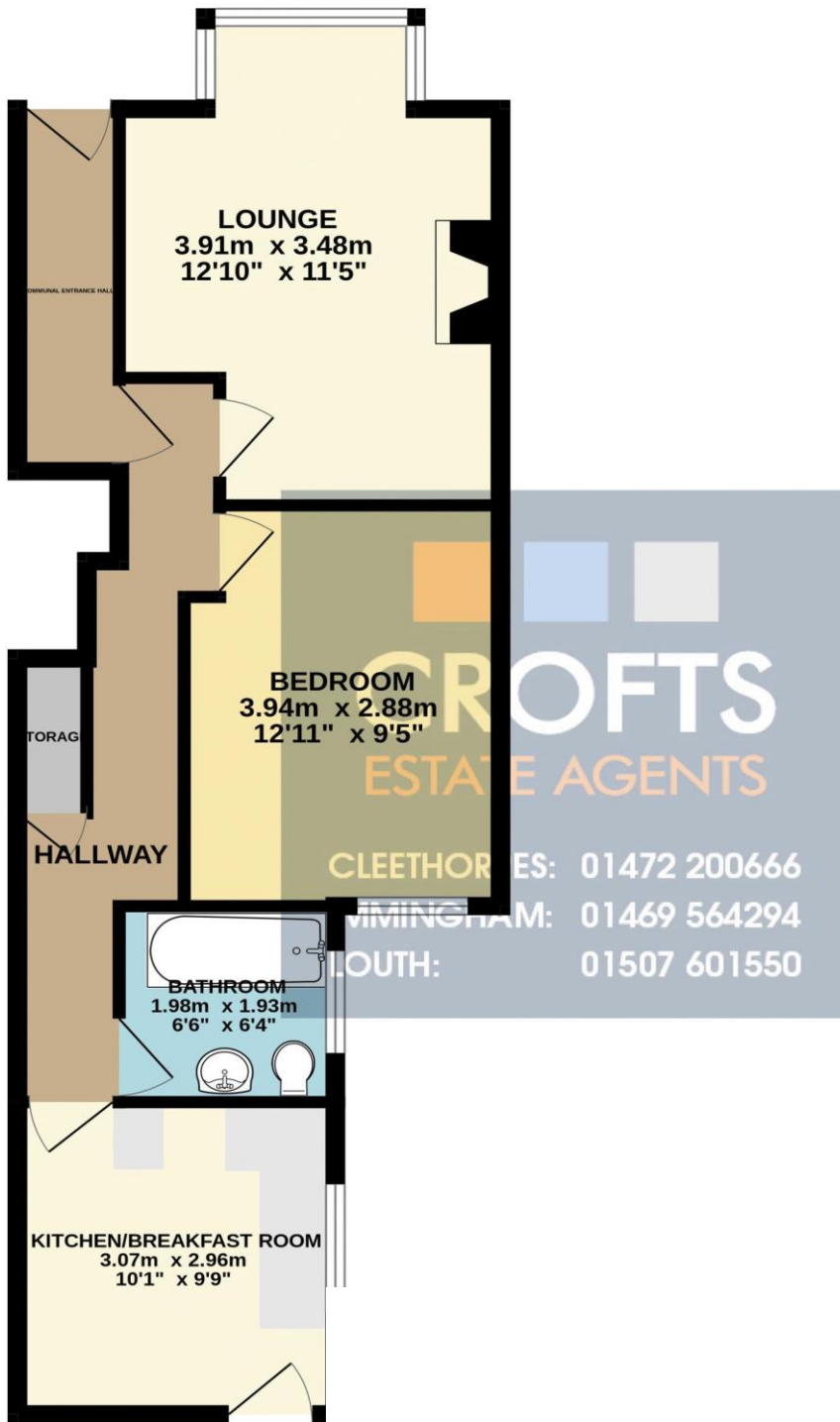




**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
48.6 sq.m. (523 sq.ft.) approx.



Scale: 1:48.6 sq.m. (523 sq.ft.) approx.

We warrant 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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