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



**3 Brian Avenue
Cleethorpes
DN35 9BY**

**Offers in the Region Of
£199,950**

Coming to the market is this immaculately presented two bedroom fully renovated semi detached bungalow. Only a short walk or drive from Cleethorpes centre and the seafront and promenade, this perfect retirement property is also very close to local amenities plus it is situated on one of Cleethorpes busiest bus routes to Grimsby and Cleethorpes. The property has been improved to a very good standard and needs nothing doing to it with new kitchen and bathroom both recently installed as well as decor and carpets. The property offers ample off road parking for multiple vehicles to the front for three cars side by side plus long driveway and detached single garage. The property also has neat gardens to front and rear with slab patios and well stocked soil borders.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

6' 0" x 13' 1" (1.82m x 4.00m)

A good sized entrance hall has uPVC frosted door to the side, grey carpet, white decor to coving, storage cupboard, radiator and pendant light.

Lounge

13' 11" x 10' 9" (4.24m x 3.27m)

The lounge has floating uPVC bay to the front with two further uPVC windows to the side, grey carpet, white decor, radiator, fireplace with white surround, cream marble inset and hearth with gas fire and pendant light.

Kitchen diner

17' 11" x 7' 11" (5.47m x 2.41m)

A new white kitchen with black work tops runs along two sides with white one and a half sink drainer, white tiled splash backs with gas hob and extractor, integral oven grill, space for washing machine and tall fridge freezer, grey wood effect vinyl floor, white decor, two uPVC windows, uPVC frosted door to driveway, strip and pendant lights, radiator and built in storage cupboard. There is space for dining table and chairs.

Bedroom One

12' 4" x 11' 5" (3.77m x 3.48m)

The larger bedroom has white decor, grey carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

13' 0" x 8' 2" (3.96m x 2.49m)

A second double bedroom has white decor, grey carpet, pendant light, radiator and uPVC window to the rear.

Bathroom

9' 10" x 5' 4" (3.00m x 1.63m)

A brand new bathroom has large double enclosed shower, bath, vanity sink and WC, grey tiled floor, grey and white aqua boarded walls, ceiling light, chrome radiator, frosted uPVC window to the rear and loft access.

Garage

8' 6" x 15' 9" (2.60m x 4.80m)

The garage is a concrete sectional one with corrugated roof and up and over metal door to the front and uPVC window to the side. The garage has both power and light and has alarm sensor connected to the main house alarm.

Rear garden

A neat rear garden is laid to lawn with three slab patio areas to enjoy the sun as it maneuvers across the sky with well stocked soil borders to the edges and timber fencing. A timber picket fence style gate goes back into the driveway.

Front garden and driveway

The front driveway entrance has been widened with slabs to mean it can now park three cars side by side with timber picket fence style gate to the concrete driveway on to the single garage to the side. There is a small lawn garden with timber fence to the sides and low wall to the front.



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 and all viewings are
strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti

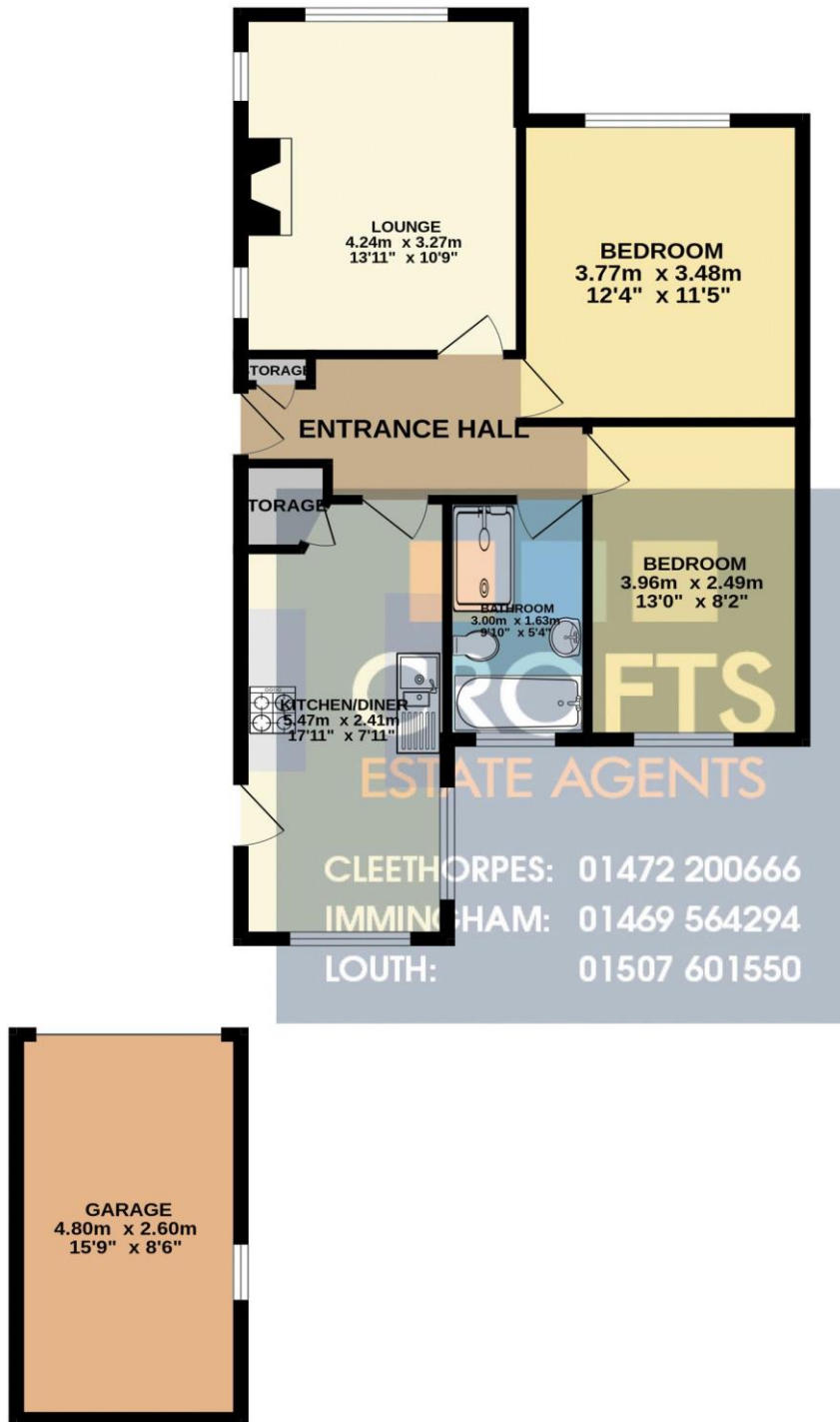




OPEN 7 DAYS A WEEK

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
72.8 sq.m. (784 sq.ft.) approx.



Scale: 1:72.8 sq.m. (784 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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