



# CROFTS ESTATE AGENTS

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



30 Campden Crescent  
Cleethorpes  
DN35 7UL

£145,000

Coming to the market with NO FORWARD CHAIN is this immaculately presented three bedroom end of terrace house. Set on a good sized plot with space for up to four cars to the front and with south west facing rear gardens with two patios, this property is presented to a high standard and makes a super first time buy, buy for the growing family or buy to let investment with rents coming in at £775 for the is type of property. The property is close to amenities, good schools and parks and briefly comprises, entrance hall and porch, lounge open plan dining living room, kitchen to the ground floor with three bedrooms, two of which are doubles plus bathroom to the first floor. The property benefits from some new carpets and fresh decor throughout and comes with vacant possession.

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#### Entrance hall

With uPVC frosted door and two full length frosted windows from covered porch, the entrance hall has new grey carpet, white decor, radiator, wall lit and under stairs storage.

#### Lounge

9' 11" x 13' 4" (3.02m x 4.07m)

A well presented lounge has uPVC bay, light grey decor to coving, new grey carpet, radiator, ceiling rose with pendant light, feature ornate fire place with grey marble inset and hearth and gas fire.

#### Living room

12' 3" x 10' 2" (3.73m x 3.10m)

Open plan to an extended dining area the living room has new grey carpet, grey decor, radiator, stone effect fireplace with gas fire, under stairs storage and pendant light.

#### Dining room

7' 7" x 9' 4" (2.30m x 2.84m)

The dining area has uPVC sliding door and full length window to the rear, grey carpet and grey decor to coving and pendant light.

#### Kitchen

12' 3" x 7' 3" (3.73m x 2.21m)

The kitchen has white wall and base units with wood effect work tops over and sink drainer. The room has cream tiled splash backs, brown tiled floor, space for cooker and low level fridge and freezer

and also space for split level washing machine and dryer. The room has uPVC window to the rear and uPVC frosted door to the side.

#### Stairs and landing

The stairs and landing have grey carpet, pale grey decor and wall light.

#### Bedroom One

9' 11" x 10' 8" (3.01m x 3.25m)

The main bedroom has polished grey wood laminate flooring, white decor, uPVC window and vertical blinds and radiator.

#### Bedroom Two

10' 3" x 8' 11" (3.13m x 2.73m)

The second bedroom is a double room with uPVC window to the rear, white decor with feature wall, grey carpet, pendant light and ceiling rose,

#### Bedroom Three

6' 4" x 6' 9" (1.94m x 2.06m)

With light brown carpet, white decor with feature wall, beige carpet, radiator and uPVC window with vertical blind to the rear. there is also loft access and pendant light.

### **Family Bathroom**

5' 11" x 5' 5" (1.80m x 1.65m)

The bathroom has a three piece suite with shower off the taps and has fully tiled grey walls with grey wood effect vinyl floor. The bathroom has frosted uPVC window with blinds, coving, ceiling light and chrome towel radiator.

### **Front garden and driveway**

The front garden is laid to a hardstanding of concrete and blue gravel allowing space for up to four cars. There is a low wall to both sides with open fronted driveway and path to side gate.

### **Rear gardens**

The south west facing rear gardens have block paved patio to the back of the house with slab patio to the bottom of the garden divided by a lawn garden. There is a concrete path from garden shed to the side iron gate with tall timber fencing to all sides.





**Tenure**

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

**Services**

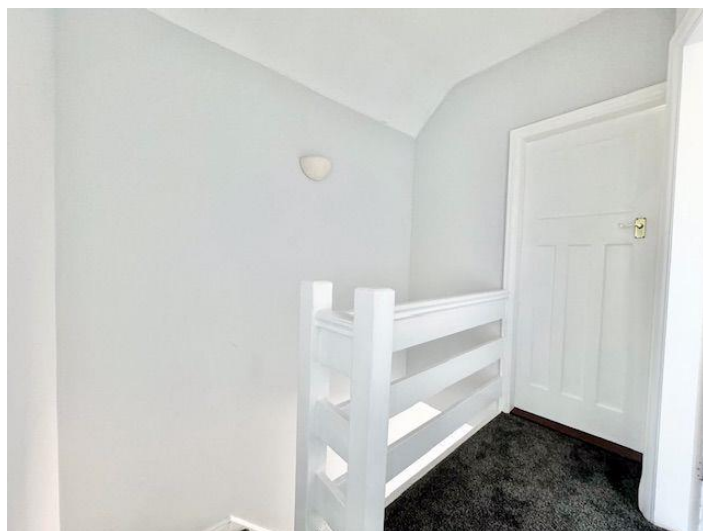
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**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](http://www.voa.gov.uk/cti)



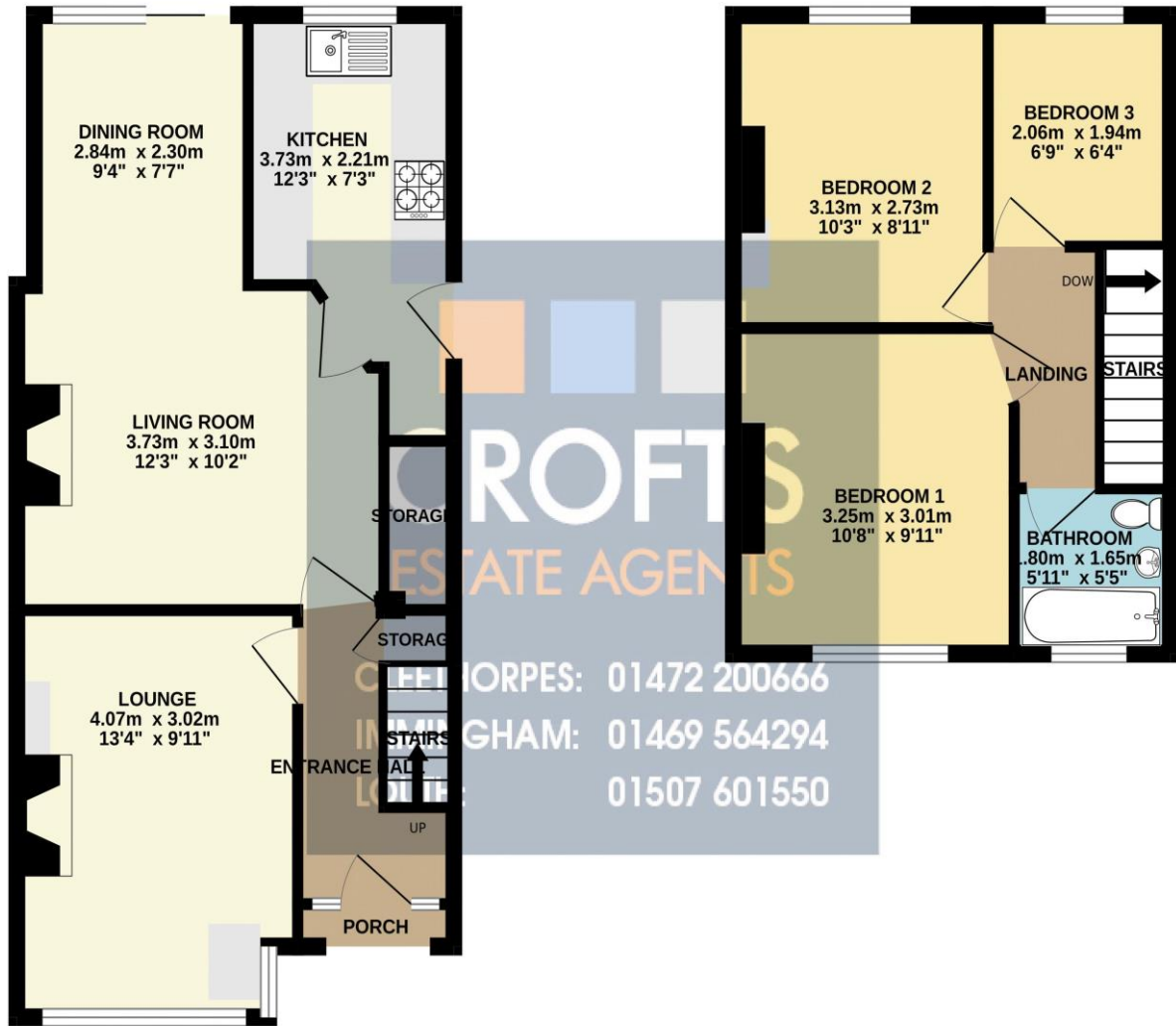


**OPEN 7 DAYS A WEEK**

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  
43.8 sq.m. (471 sq.ft.) approx.

1ST FLOOR  
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (787 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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