



CROFTS ESTATE AGENTS

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01472 200666

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



Fuller Street

Cleethorpes
DN35 7QD

£87,950

NO FORWARD CHAIN - IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR - Mid terrace property located within the town of Cleethorpes. With local amenities and schools nearby as well as good bus and road links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, three double bedrooms and the bathroom. With gardens to the front and rear and uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and carpeted floor.

Lounge

11' 4" x 10' 6" (3.46m x 3.20m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also an open fire.

Dining Room

13' 4" x 14' 2" (4.06m x 4.32m)

The dining room has a window to the rear elevation, a radiator and carpeted floor. There is also access to the under stairs cupboard.

Kitchen

20' 3" x 8' 11" (6.17m x 2.71m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

First Floor Landing

The first floor landing reveals access to the loft, a storage cupboard and a carpeted floor.

Bedroom One

11' 4" x 14' 2" (3.45m x 4.33m)

Bedroom one has a window to the front elevation, a radiator and carpeted floor.

Bedroom Two

13' 4" x 8' 5" (4.07m x 2.57m)

Bedroom two has a window to the rear elevation, a radiator and carpeted floor.

Bedroom Three

12' 8" x 9' 1" (3.86m x 2.77m)

Bedroom three has a window to the rear elevation, a radiator and carpeted floor.

Bathroom

7' 1" x 5' 7" (2.17m x 1.71m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower over.

Outside

There are gardens to both the front and rear.

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.

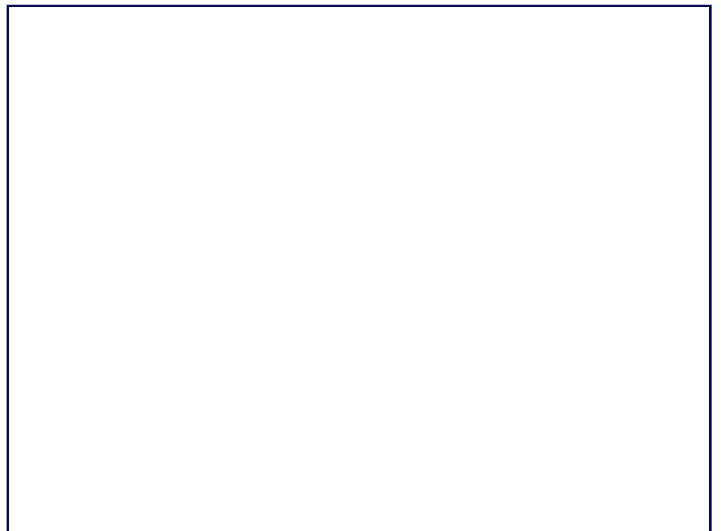
Property Management

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

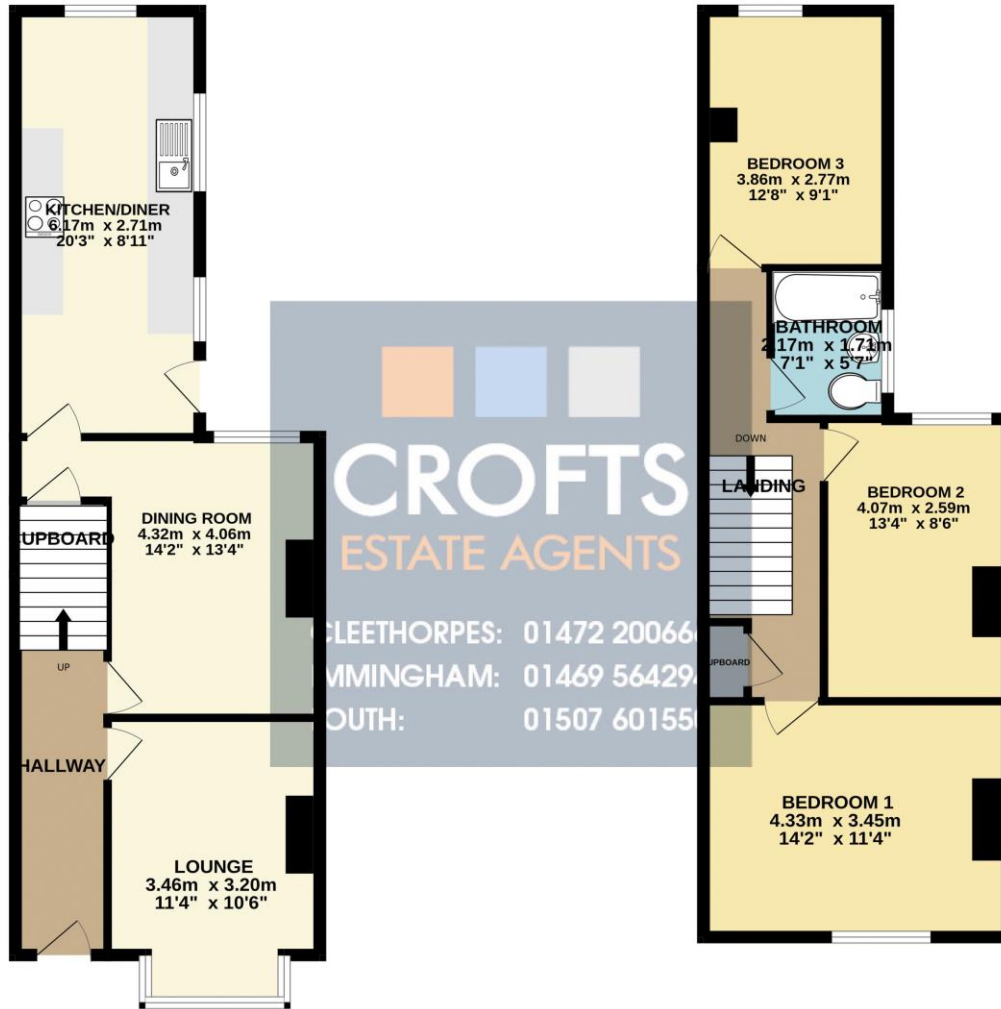
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
48.3 sq.m. (520 sq.ft.) approx.

1ST FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 94.3 sq.m. (1015 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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