



CROFTS ESTATE AGENTS

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



Poplar Road

Cleethorpes
DN35 8BH

£145,000

NO FORWARD CHAIN - IDEAL FOR A YOUNG FAMILY OR FIRST TIME BUYER - OFF ROAD PARKING - A mid terrace property benefiting from a neutral finish throughout and located within close proximity to Cleethorpes seafront. Benefitting from a wide variety of local amenities, schools, bus and road links, this property comes with viewing highly advised. Internal being will reveal the lounge, dining room, kitchen, WC, three bedrooms and bathroom. With off road parking to the front and a lovely rear garden and the property also benefits from 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

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

9' 11" x 12' 5" (3.03m x 3.79m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

10' 11" x 15' 6" (3.33m x 4.73m)

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

Kitchen

With a window to the side elevation, a tiled floor and a range of fitted units with a sink and drainer and an electric oven and gas hob with an extractor over.

Lobby

4' 9" x 4' 8" (1.46m x 1.42m)

The lobby has a window to the rear elevation, door to the side, a tiled floor and plumbing for a washing machine.

WC

4' 9" x 3' 1" (1.46m x 0.93m)

The WC has an opaque window to the rear elevation, a tiled floor, WC and basin.

First Floor Landing

With a carpeted floor.

Bedroom One

10' 11" x 8' 3" (3.32m x 2.52m)

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

Bedroom Two

9' 11" x 8' 0" (3.02m x 2.43m)

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

Bedroom Three

7' 10" x 6' 11" (2.40m x 2.12m)

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

Bathroom

4' 11" x 7' 2" (1.50m x 2.19m)

The bathroom has two opaque windows to the front elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a bath.

Outside

With parking for two cars on the front and a gate to the side leads into the rear garden. There is also a delightful rear garden with a patio area ideal for alfresco dining, a lawn and established shrubs, all enclosed by perimeter fencing.

Tenure

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

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band : 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 01472 200666 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

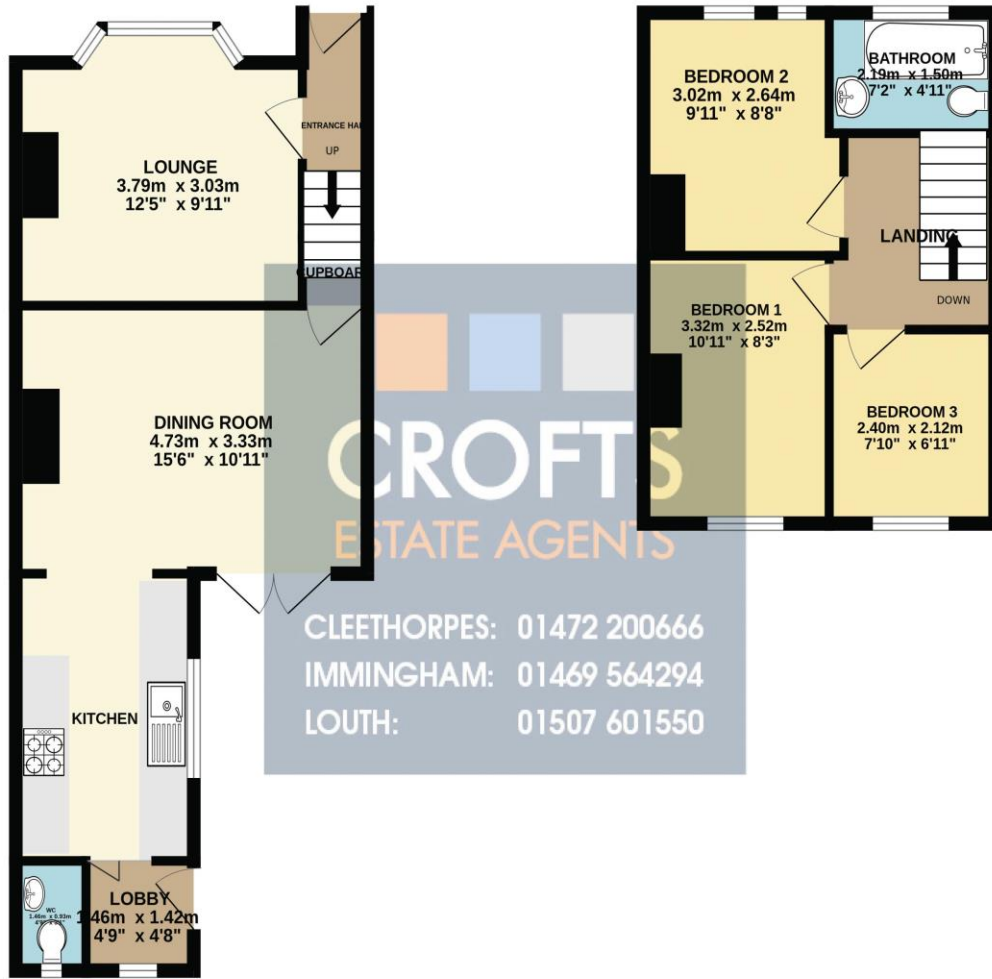
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.3 sq.m. (444 sq.ft.) approx.

1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 69.9 sq.m. (753 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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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