



# CROFTS ESTATE AGENTS

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



## Clerke Street

Cleethorpes  
DN35 7ND

£85,000

Coming to the market with NO FORWARD CHAIN is this recently improved two double bedroom mid terrace house. With brand NEW CARPETS and FRESH DECOR throughout the house this property either makes a perfect FIRST TIME BUY or INVESTMENT BUY TO LET PROPERTY. Briefly comprising spacious entrance hall, huge lounge, dining room and cloakroom to the ground floor with stairs and landing to two double bedrooms and spacious bathroom with new thermostatic shower over the bath. Outside the property has SOUTH FACING REAR GARDENS with NEW FENCING AND GATE and low maintenance frontage. The property is close to amenities, bus links, schools and parks and would be great for a young family or couple.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### **Entrance hall**

11' 2" x 3' 9" (3.41m x 1.14m)

The entrance has uPVC frosted front door with grey carpet, pale grey decor and storage cupboard.

#### **Lounge**

21' 8" x 10' 9" (6.61m x 3.28m)

A large reception room to the front of the property has uPVC bay window, new grey carpet, light grey decor to coving and dado, two pendant lights, two radiators and focal central Roman style fireplace with cream marble hearth.

#### **Dining room**

10' 5" x 13' 3" (3.18m x 4.05m)

Next to the kitchen the room lends itself to being a dining room. The room has light grey decor, new grey carpet, frosted uPVC windows, radiator, pendant light and storage cupboard.

#### **Kitchen**

10' 6" x 8' 4" (3.19m x 2.53m)

A smart looking solid wood kitchen has dark grey work tops and one and a half sink drainer over, electric hob, oven grill and space for tall fridge freezer, washing machine and dishwasher. The room has white splash back tiling, grey decor, grey wood effect vinyl floor, uPVC window and strip light.

#### **Cloakroom**

2' 7" x 4' 11" (0.78m x 1.50m)

A convenient WC is to the back of the property and has grey wood effect vinyl door, light grey decor, ceiling light and uPVC frosted window.

#### **Rear lobby**

Small area with grey wood effect vinyl floor, grey decor and glazed uPVC door to the rear.

#### **Stairs and landing**

With new grey carpet, light grey decor, built in storage, loft access and pendant to the landing.

#### **Bedroom One**

11' 1" x 15' 0" (3.38m x 4.57m)

Good sized bedroom with new carpet, fresh light grey decor to count, uPVC window to the front, radiator and pendant light.

#### **Bedroom Two**

12' 10" x 9' 9" (3.92m x 2.98m)

A second double room with new carpet, fresh light grey decor, uPVC window to the rear, radiator and pendant light.

#### **Family Bathroom**

10' 7" x 8' 4" (3.22m x 2.54m)

The first floor bathroom has had new P-shaped bath with thermostatic shower over with shower screen, there is a white WC and matching white vanity sink. The room has high gloss white sparkle aqua boarding, grey wood effect vinyl, grey decor, two radiators, two uPVC windows, ceiling light and storage cupboards.

#### **Rear garden**

The south facing rear garden has new fencing to two sides with new gate to the passage. The garden has concrete pathways with brick hardstanding and slab patio area. The garden area is laid to soils with maturing tree.

#### **Front garden**

Low maintenance frontage laid to concrete with walled boundary.

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

#### **Free Valuations**

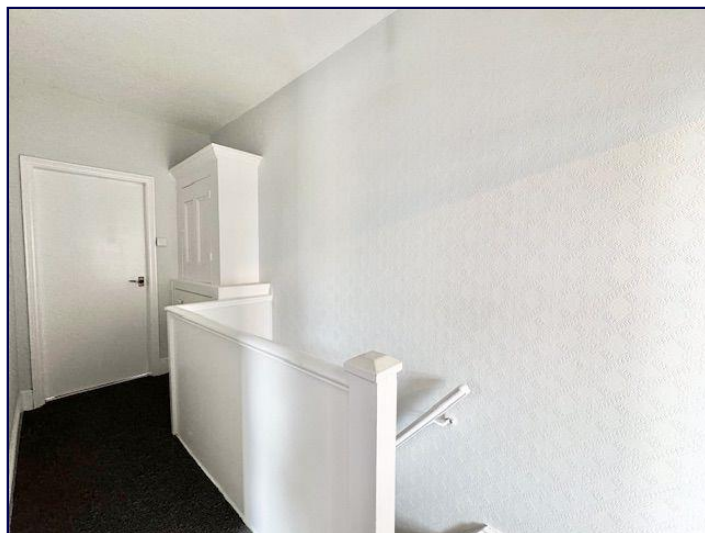
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **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.

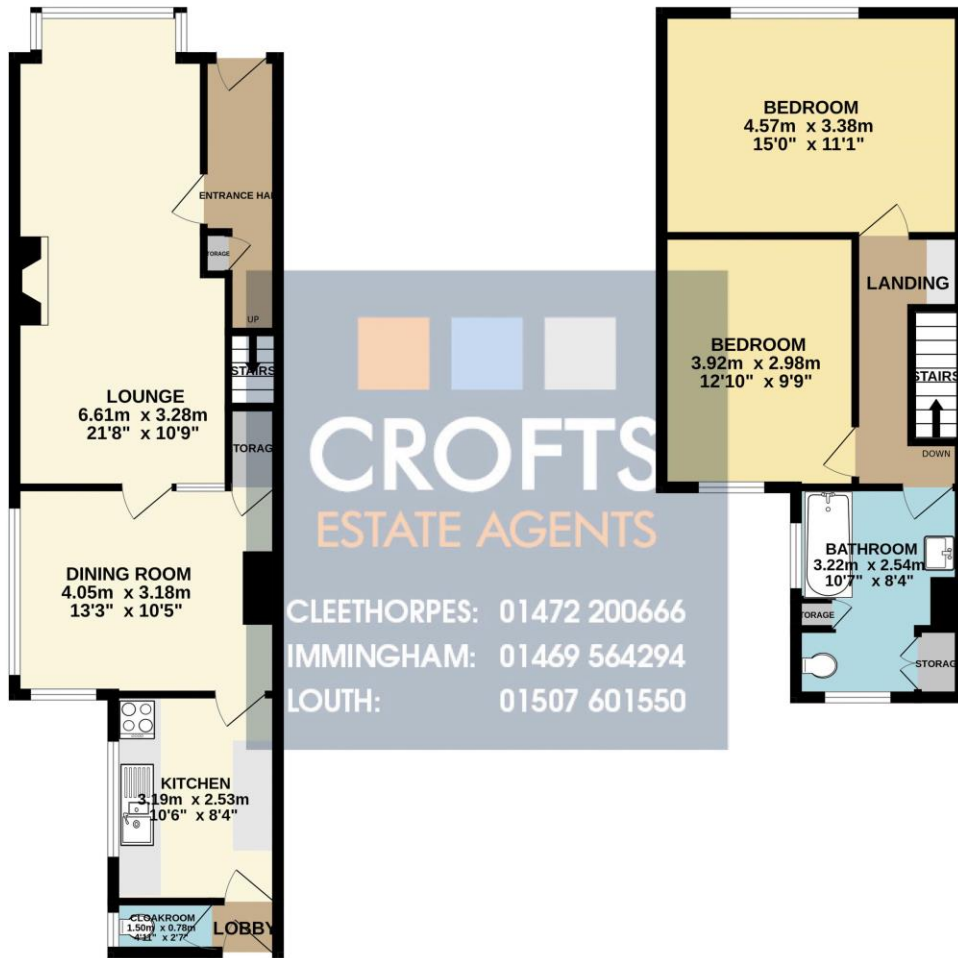
#### **Mortgage and Financial Advice**

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



GROUND FLOOR  
50.1 sq.m. (540 sq.ft.) approx.

1ST FLOOR  
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 91.6 sq.m. (985 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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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