



CROFTS ESTATE AGENTS

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



Glebe Road

**Cleethorpes
DN35 8DA**

**Offers in the Region Of
£115,000**

Early viewing is advised on this three bed end of terrace located a short walk from St Peters Avenue and its many amenities. Found upon this popular road the property offers gas central heating and the added bonus of a detached garage to the rear accessed via the side road. Its fair to say the property requires some refurbishment but is priced realistically to reflect this. The property comprises entrance porch, hallway, open plan lounge and dining room, kitchen, lobby and ground floor bathroom. To the first floor you find the landing and three bedrooms. Front and rear gardens, with the rear enjoying a sunny aspect and as mentioned having the added bonus of a detached garage.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

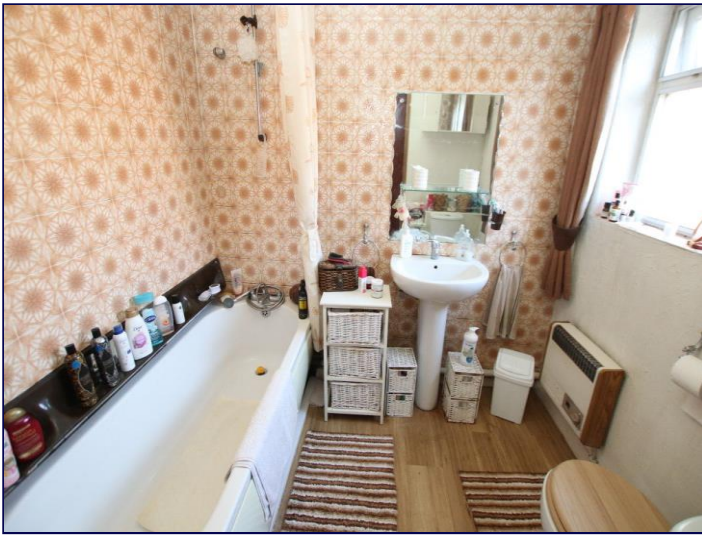
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Entrance Porch

Entry door to the front elevation. Original tiled flooring. Inner door through to the hallway.

Hallway

Coving to the ceiling. Central heating radiator. Staircase to the first floor.

Lounge

12' 2" x 10' 4" (3.719m x 3.155m)

With bay fronted window, the lounge has rose and coving to the ceiling. Plate rack to the walls. Open fire with surround. Central heating radiator. Opens to dining room.

Dining Room

13' 2" x 11' 3" (4.007m x 3.418m)

With coving to the ceiling and plate rack to the wall. Window to the rear elevation. Central heating radiator.

Lobby

Understairs cupboard. Leading to kitchen.

Kitchen

11' 7" x 7' 10" (3.523m x 2.392m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting roll edged work surfacing. Inset stainless steel sink and drainer. Eye level oven and

a four ring gas hob. Partial tiling. Plumbing for a washing machine. uPVC double glazed window to the side elevation.

Lobby

Entry door to the side elevation. Door to the bathroom.

Bathroom

6' 2" x 7' 5" (1.867m x 2.254m)

Offering window to the side elevation and having pedestal wash had basin, w.c and a panelled bath. Splashback tiling. Gas heater.

First Floor Landing

Offering storage cupboard and loft access.

Bedroom One

12' 3" x 13' 10" (3.734m x 4.206m)

Window to the front elevation. Central heating radiator. Fitted wardrobes.

Bedroom Two

13' 1" x 9' 1" (3.990m x 2.770m)

Window to the rear elevation. Central heating radiator. Fitted wardrobes.

Bedroom Three

7' 10" x 11' 2" (2.400m x 3.416m)

Window to the rear elevation. Central heating radiator. Fitted wardrobe which contains the gas boiler.

Outside

The property benefits from front and rear gardens, with the rear enjoying a sunny aspect. A bonus to the property is the garage to the rear.

Garage

15' 11" x 12' 1" (4.850m x 3.690m)

Offering side personal door and up and over door to the front elevation.

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

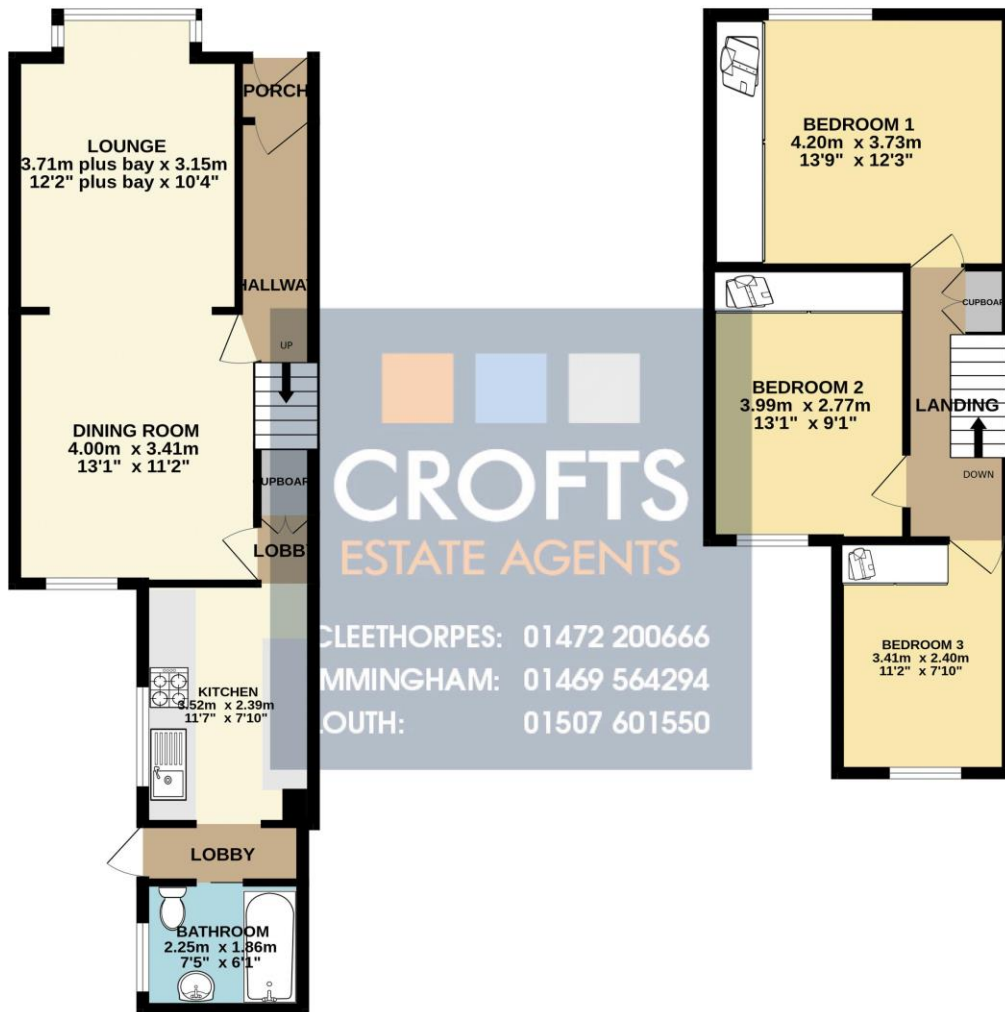
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
48.0 sq.m. (517 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.

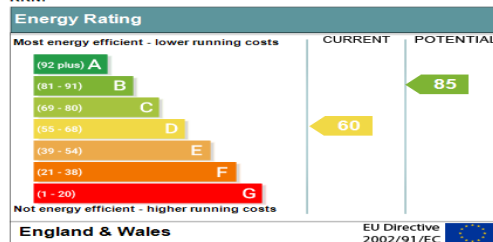


TOTAL FLOOR AREA : 88.6 sq.m. (953 sq.ft.) approx.

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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Address: 43 Glebe Road, CLEETHORPES, DN35 8DA
RRN:



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