



# CROFTS ESTATE AGENTS

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



## Daubney Street

Cleethorpes  
DN35 7NT

Offers in the Region Of  
£78,000

Creating an ideal first time or investment purchase, we are pleased to offer to the market this three bedroom end of terrace home found within this established location providing easy access to the Cleethorpes beach front. Offering the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance porch, hallway, open plan lounge / dining room, kitchen and ground floor w.c. To the first floor there is the landing, bathroom and three bedrooms. Front and rear gardens.

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**Entrance Porch**

uPVC double glazed entry door to the front elevation. Tiling to the walls. Inner door through to the hallway.

**Hallway**

Neutrally decorated and having coving to the ceiling. Central heating radiator. Staircase to the first floor accommodation.

**Lounge**

10' 11" x 9' 10" (3.331m x 2.992m)

uPVC double glazed bay window to the front elevation. Pleasantly presented and having coving and rose to the ceiling. Central heating radiator. Opening through the the dining area.

**Dining Area**

12' 11" x 10' 3" min (3.940m x 3.128m)

With laminate flooring, the dining room has decorative fireplace. Central heating radiator. Coving and rose to the ceiling., uPVC double glazed window to the rear elevation. Understairs storage cupboard.

**Kitchen**

11' 11" x 7' 8" (3.623m x 2.344m)

Offering uPVC double glazed window and entry door to the side elevation, Fitted with a range of wall and base units complementary work surfacing with inset stainless steel sink and drainer.

Splashback tiling. Gas cooker point. Plumbing for a washing machine. Central heating radiator.

**Lobby**

uPVC double glazed window to the rear elevation. Door to w.c.

**W.C**

2' 8" x 4' 8" (0.823m x 1.411m)

uPVC double glazed window to the rear elevation. Close coupled w.c and plumbing for a wash basin. Central heating radiator.

**First Floor Landing**

Coving and loft access to the ceiling.

**Bedroom One**

10' 11" x 13' 4" (3.34m x 4.069m)

uPVC double glazed window to the front elevation. Wardrobe. Central heating radiator.

**Bedroom Two**

12' 11" x 7' 11" (3.932m x 2.402m)

uPVC double glazed window to the rear elevation. Central heating radiator.

**Bathroom**

5' 1" x 4' 11" (1.556m x 1.497m)

Fitted with a panelled bath with shower and screen over and a vanity wash hand basin. uPVC double glazed window to the side elevation. Central heating radiator. Tiling to the walls.

**Bedroom Three**

6' 2" x 7' 10" (1.89m x 2.40m)

The final of the three bedrooms has a uPVC double glazed window to the rear and a central heating radiator.

**Outside**

The property benefits from front and rear gardens.

**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.

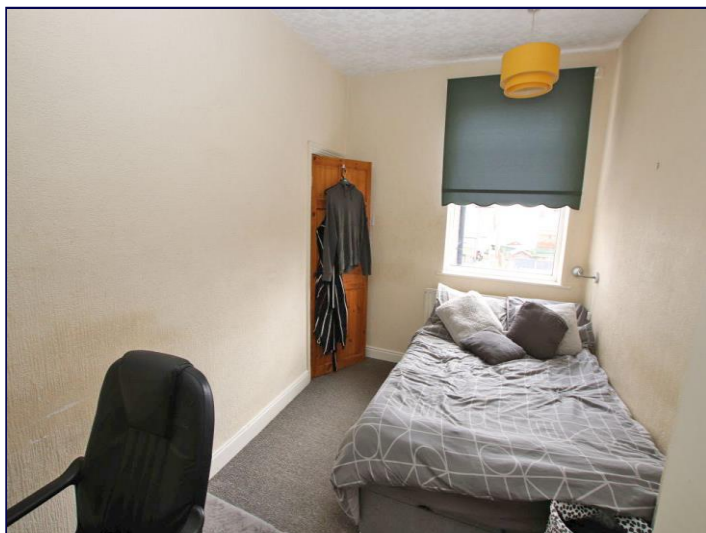
**Property Management**

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**

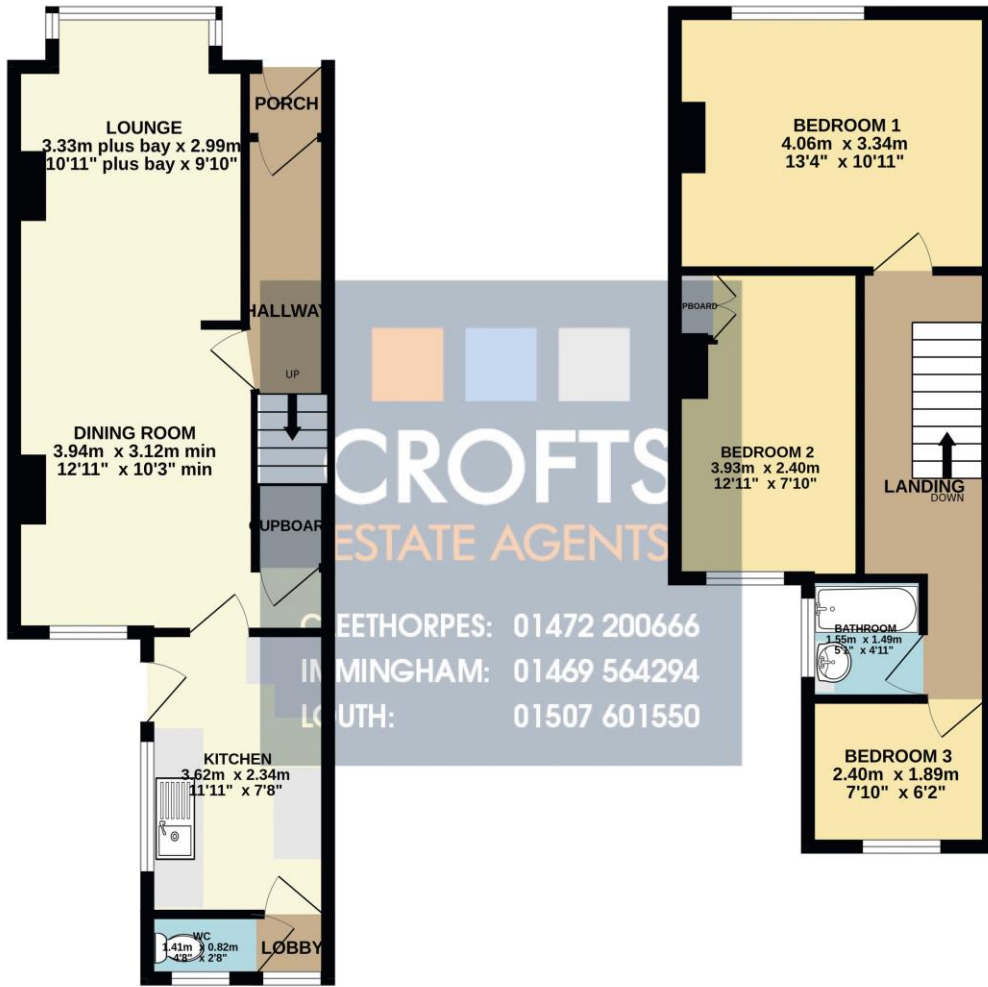
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
40.7 sq.m. (438 sq.ft.) approx.

1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA : 77.6 sq.m. (835 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		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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