



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Daubney Street

Cleethorpes
DN35 7NT

£78,500

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.

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 :

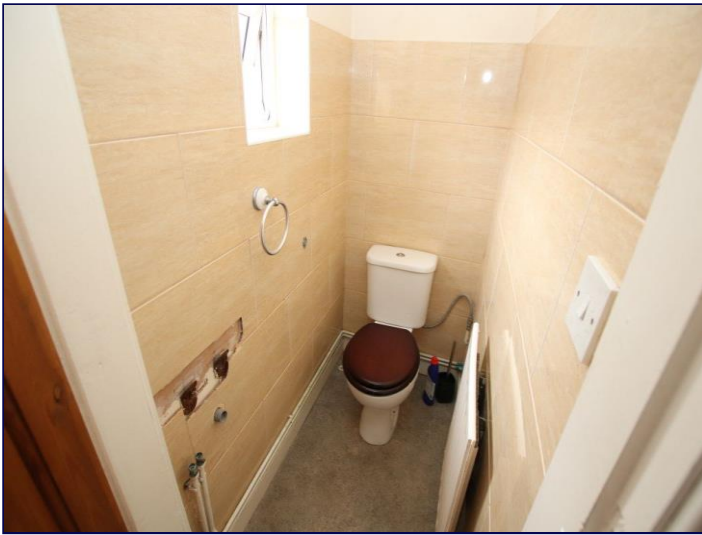
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance 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 to 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

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
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.
 Made with Metropix 62024

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		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.