



# CROFTS ESTATE AGENTS

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



## Taylor Street

Cleethorpes  
DN35 7AX

Creating a suitable purchase for the first time or investor client, we are pleased to bring to the market this two bedroom mid terrace property. Offered for sale with no chain on the vendors side, the property offers gas central heating and uPVC double glazing. The accommodation briefly comprises entrance hallway, lounge / dining room, kitchen, landing, bathroom and two bedrooms. Front and rear garden.

Offers in the Region Of  
£74,995

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**Entrance Hallway**

uPVC double glazed entrance door to the front elevation. Coving to the ceiling. Staircase to the first floor. Central heating radiator.

**Lounge**

12' 9" x 9' 8" (3.893m x 2.940m)

Offering uPVC double glazed window to the front elevation. Central heating radiator. Dado rail to the walls. Laminate flooring. Opens to the dining room.

**Dining Room**

13' 4" x 10' 1" (4.074m x 3.066m)

uPVC double glazed window to the rear elevation. Central heating radiator. Dado rail to the walls. Down lighting. Lobby with understairs recess.

**Kitchen**

10' 11" x 7' 11" (3.321m x 2.416m)

uPVC double glazed window to the side elevation and entry door to the rear. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine. Tiled flooring.

**First Floor Landing**

Loft access and storage cupboard.

**Bedroom One**

12' 10" x 16' 2" (3.908m x 4.936m)

uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Central heating radiator.

**Bedroom Two**

13' 5" x 10' 9" (4.087m x 3.273m)

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

**Bathroom**

10' 11" x 8' 0" (3.339m x 2.426m)

uPVC double glazed window to the side elevation and fitted with a panelled bath with electric shower over, pedestal wash hand basin and a w.c. Splashback tiling. Central heating radiator. Gas boiler.

**Outside**

The property offers gardens to both the front and rear elevations.

**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.

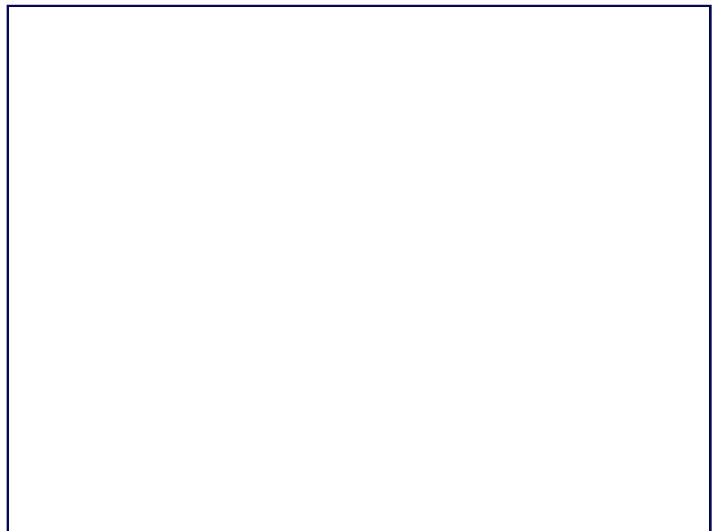
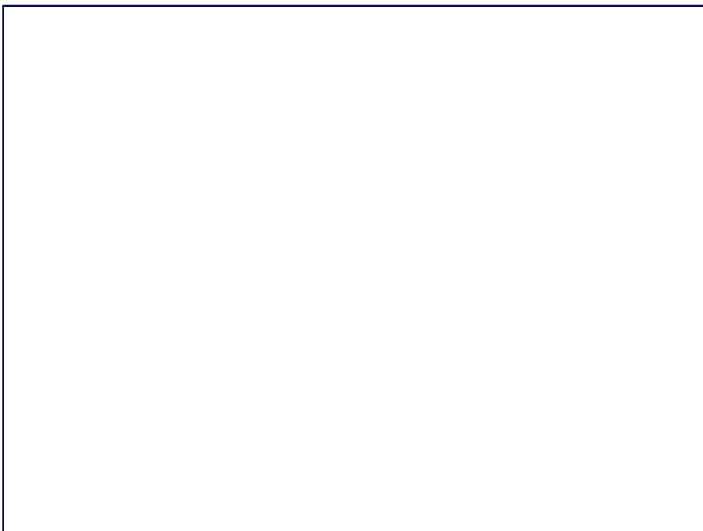
**Property Management**

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**

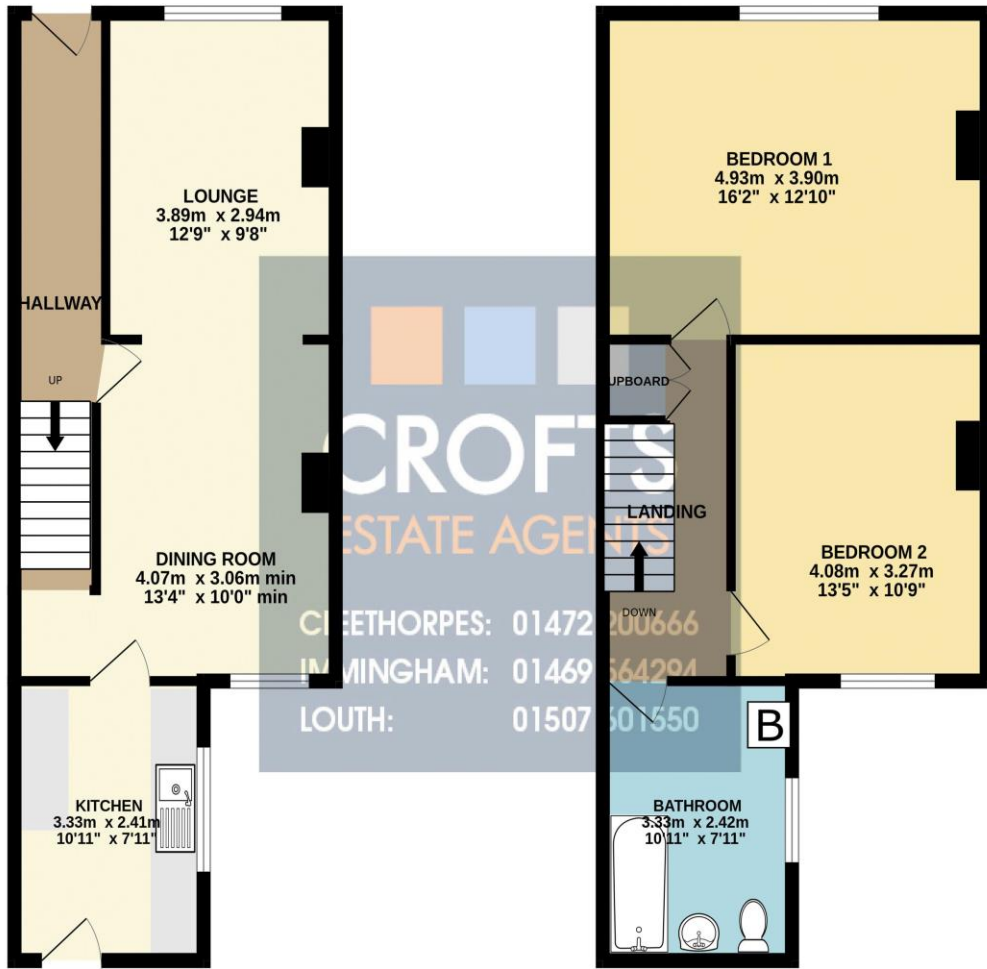
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
40.2 sq.m. (433 sq.ft.) approx.

1ST FLOOR  
46.6 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA: 86.9 sq.m. (935 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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