



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



Meadow Croft

Waltham
DN37 0EQ

Offers in the Region Of
£129,950

NO FORWARD CHAIN - IDEAL PURCHASE FOR A VARIETY OF BUYERS - NO BOILER - OFF ROAD PARKING - An opportunity to purchase a property within the popular village of Waltham. Requiring a scheme of modernisation but priced to reflect, this property comes with viewing highly advised. Nearby to a wide variety of local amenities, schools and also a bus route. Internal viewing will reveal the lounge, kitchen-diner, two double bedrooms and the bathroom. Externally there are low maintenance gardens to the front and rear with off road parking. The property also benefits from uPVC double glazing and although there is no boiler the radiators are all still fitted.

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



Lounge

15' 0" x 12' 8" (4.57m x 3.87m)

The lounge has a window to the front elevation, an entrance door into the property, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen/Diner

8' 5" x 12' 8" (2.56m x 3.87m)

The kitchen-diner has a window and door to the rear elevation, a radiator and plumbing for a washing machine. There is also a range of fitted units with a gas hob, a sink and drainer and space for a dining table and chairs.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

8' 6" x 12' 8" (2.58m x 3.87m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

8' 6" x 12' 8" (2.58m x 3.87m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

6' 6" x 5' 6" (1.97m x 1.67m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Outside

To the front there is off road parking and also a small lawn. The rear garden is low maintenance with established shrubs and enclosed by perimeter fencing.

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band B: 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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

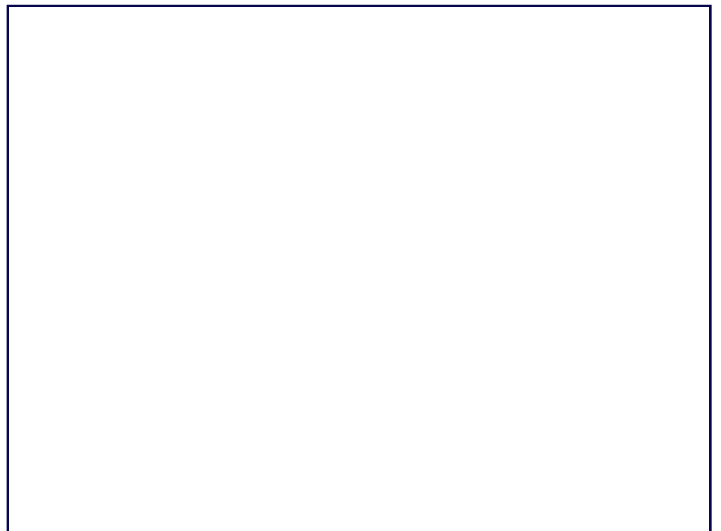
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

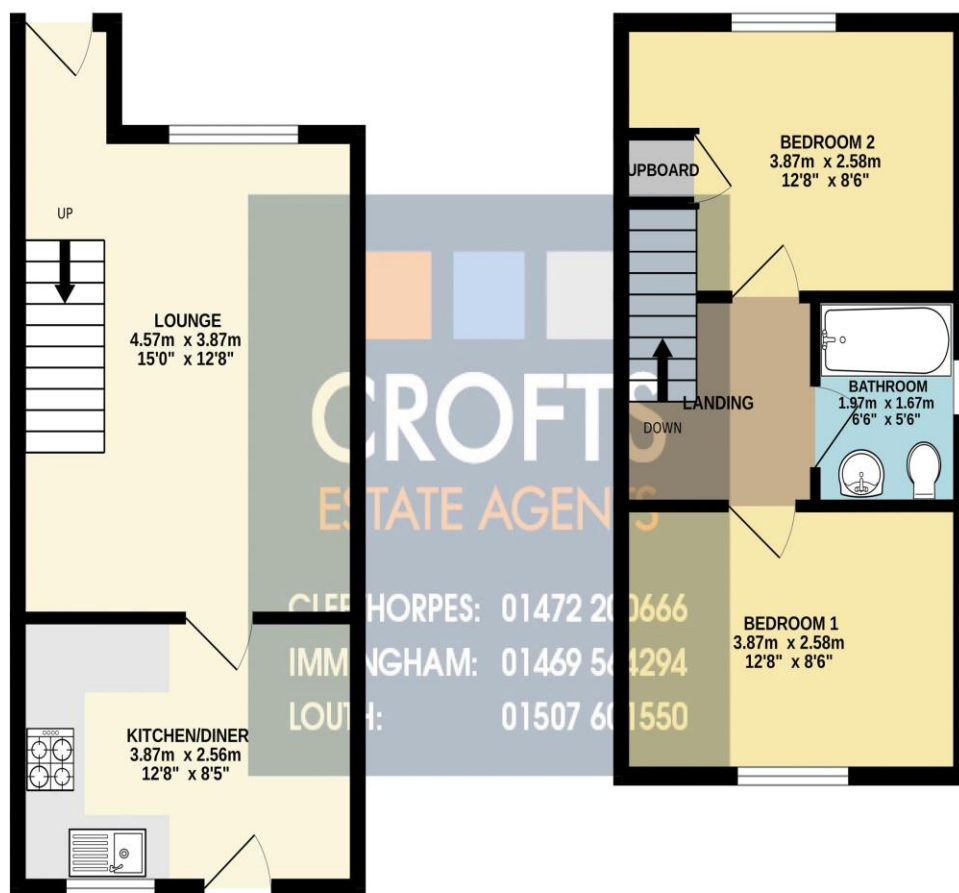
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure



GROUND FLOOR
28.6 sq.m. (308 sq.ft.) approx.

1ST FLOOR
27.5 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA: 56.1 sq.m. (603 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 ©2024

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 enquires, 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.