



# CROFTS ESTATE AGENTS

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



## Curzon Avenue

Cleethorpes  
DN35 9HJ

Offers in the Region Of  
£159,950

Offered for sale with no forward chain on the vendors side, this three bedroom semi-detached bungalow is located within this popular location only a short distance of the areas many amenities and the beach front itself. Offering great potential the property offers gas central heating and uPVC double glazing, with the accommodation comprising entrance hallway, lounge, kitchen, conservatory, bathroom and three bedrooms. Well maintained front and rear gardens, driveway and detached garage.

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#### Entrance Hallway

Offered leaded double glazed entrance door to the side elevation. Coving and loft access to the ceiling. Central heating radiator.

#### Lounge

16' 6" x 10' 6" (5.036m x 3.209m)  
uPVC double glazed window to the front elevation. Coving to the ceiling. Electric fire with surround.

#### Kitchen

9' 11" x 11' 4" (3.013m x 3.448m)  
uPVC double glazed window to the rear and side elevation. uPVC double glazed entry door. Fitted with a range of base units along with a larder unit with contrasting work surfacing with inset bowl sink and drainer. Integrated oven and four ring gas hob. Plumbing for washing machine. Central heating radiator.

#### Conservatory

5' 7" x 10' 3" (1.706m x 3.135m)  
Double glazed windows and French doors to the side elevation.

#### Bathroom

6' 9" x 5' 6" (2.060m x 1.675m)  
uPVC double glazed window to the side elevation. Equipped with a close coupled w.c, pedestal washbasin and panelled bath. Partial tiling. Central heating radiator.

#### Bedroom One

13' 5" x 10' 7" (4.090m x 3.215m)  
uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Central heating radiator. Fitted wardrobes running along one wall.

#### Bedroom Two

10' 2" x 10' 2" (3.100m x 3.098m)  
uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

#### Bedroom Three

8' 0" x 7' 1" (2.427m x 2.153m)  
uPVC double glazed window to the side elevation. Central heating radiator.

#### Outside

The property benefits from front and rear gardens, with the front having large paved driveway creating ample off road parking and small lawned area. To the rear the garden is majority lawned along with small patio area. Detached garage.

**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 B: 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.

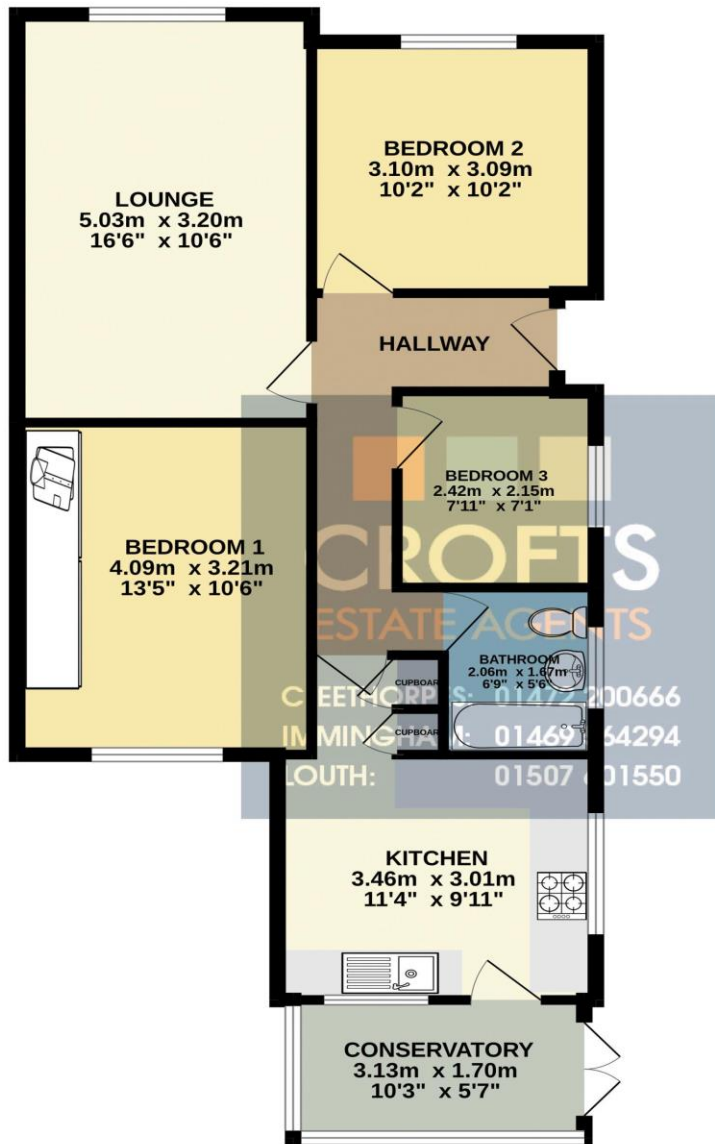
**Mortgage and Financial Advice**

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  
71.7 sq.m. (771 sq.ft.) approx.



TOTAL FLOOR AREA : 71.7 sq.m. (771 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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57 Curzon Avenue CLEETHORPES DN35 9HJ		Energy rating <b>D</b>
Valid until <b>5 September 2034</b>	Certificate number <b>8034-3621-6400 -0666-1202</b>	

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