



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Freeston Street

Cleethorpes
DN35 7NX

Offers in the Region Of
£79,950

CURRENTLY LET FOR £100 per week - TENANT WOULD LOVE TO STAY IF A LANDLORD PURCHASED - TENANT HAS LIVED HERE FOR 21 YEARS - IDEAL FOR A LANDLORD OR YOUNG FAMILY - Crofts Estate Agents are pleased to bring to the market this three bedroom mid terraced property Located within the town of Cleethorpes, this property is near to a wide range of local amenities and bus links. Internal viewing will reveal the open plan kitchen-diner, sitting room and lounge all to the ground floor. To the first floor there are three bedrooms, two of which are good doubles and the bathroom. Outside there are gardens to front and rear and the property also benefits from uPVC double glazing and gas central heating. The property has been rented to the current excellent tenant for 21 years and she would love to remain in the property.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering into the property reveals a radiator and carpeted floor.

Lounge

11' 5" x 9' 9" (3.47m x 2.96m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor.

Sitting Room

12' 4" x 10' 2" (3.77m x 3.09m)

The sitting room has a window to the rear elevation, a radiator and carpeted floor. There is also a feature fire place and under stairs cupboard.

Kitchen/Diner

20' 10" x 8' 0" (6.36m x 2.43m)

The kitchen-diner has dual aspect windows to the side and rear elevation, door to the side, a radiator and carpeted floor. There is also a range of fitted units to base and eye level with a sink and drainer and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

11' 5" x 13' 2" (3.49m x 4.02m) Bedroom one has a window to the front elevation, a radiator and carpeted floor.

Bedroom Two

12' 3" x 7' 8" (3.74m x 2.34m)

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

Bedroom Three

9' 10" x 7' 6" (2.99m x 2.28m)

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

Bathroom

10' 3" x 4' 9" (3.12m x 1.45m)

The bathroom has an opaque window to the side elevation, a radiator and carpeted floor. There is also a three piece suite with an electric shower over the bath.

Outside

To the front there is a low maintenance garden and the rear garden has a lawn and patio area ideal for alfresco dining.

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

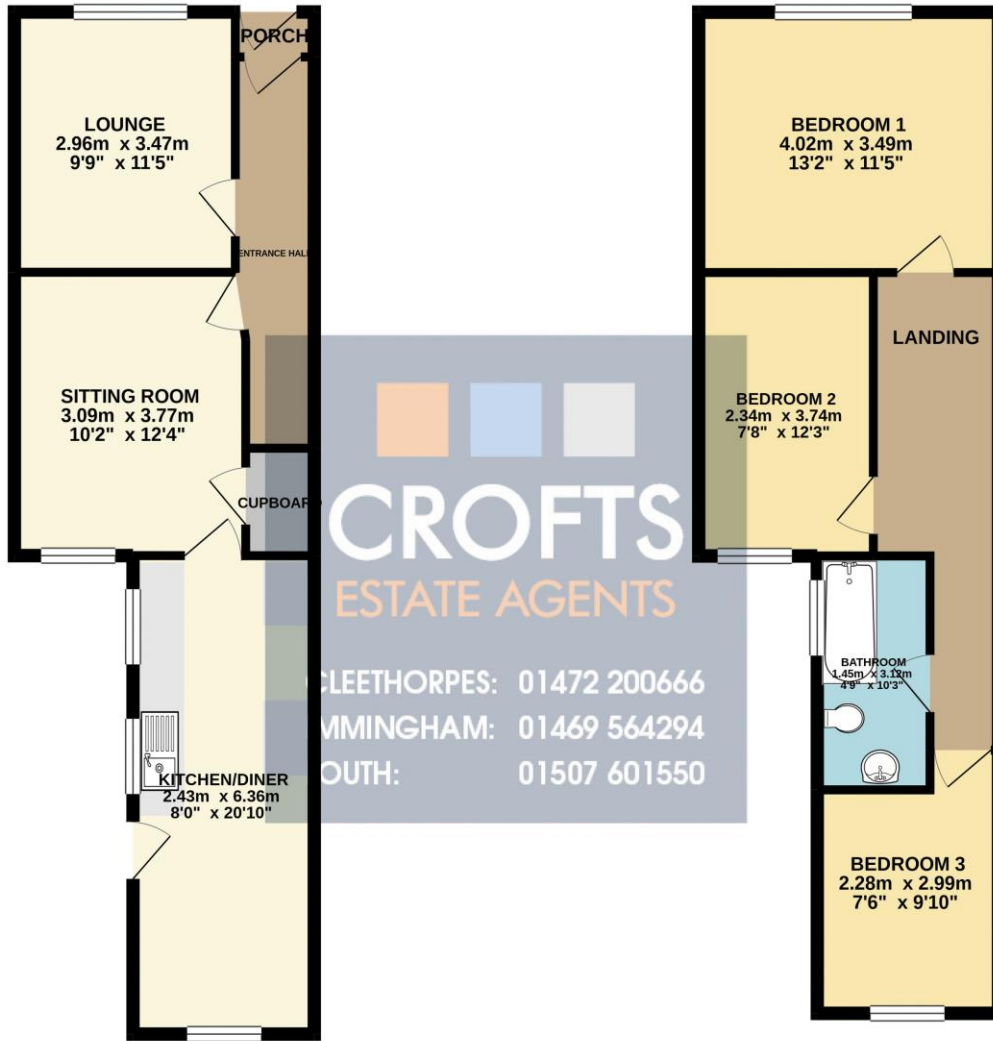
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



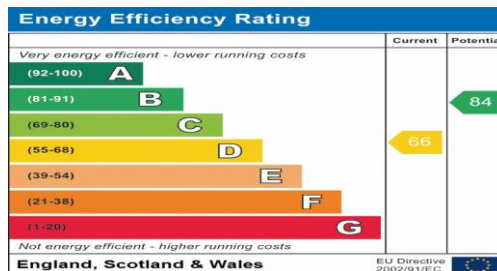
GROUND FLOOR
44.8 sq.m. (482 sq.ft.) approx.

1ST FLOOR
44.1 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 88.8 sq.m. (956 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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