



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



Bentley Street

Cleethorpes
DN35 8DL

Offers in the Region Of
£95,000

INVESTORS ONLY - CURRENTLY LET TO TENANT OF 8 YEARS PAYING £450 PCM - An opportunity to add to a portfolio or even start with this mid terrace property close to Cleethorpes seafront. Just off St Peters Avenue a great spot for the closeness of a variety of local amenities and also bus links. Internal viewing will reveal the lounge-diner, kitchen, WC, two double bedrooms, a shower room and further WC. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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 :

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Lounge/Diner

27' 1" x 12' 9" (8.25m x 3.88m)

The lounge-diner is found from the entrance porch and reveals dual aspect windows to the front and rear, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen

15' 6" x 7' 3" (4.72m x 2.21m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer and a fitted cupboard.

Lobby

With door to the rear garden and a built in cupboard.

WC

With an opaque window to the side elevation and a WC.

First Floor Landing

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

Bedroom One

13' 0" x 11' 2" at widest point (3.95m x 3.40m)

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

Bedroom Two

15' 4" x 9' 11" (4.67m x 3.02m)

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

Shower Room

6' 9" x 7' 3" (2.06m x 2.21m)

The shower room has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a basin, steam shower cubicle and a fitted cupboard.

WC

The WC has an opaque window to the side elevation, a WC and a basin,

Outside

There are low maintenance gardens to the front and rear.

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 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 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.

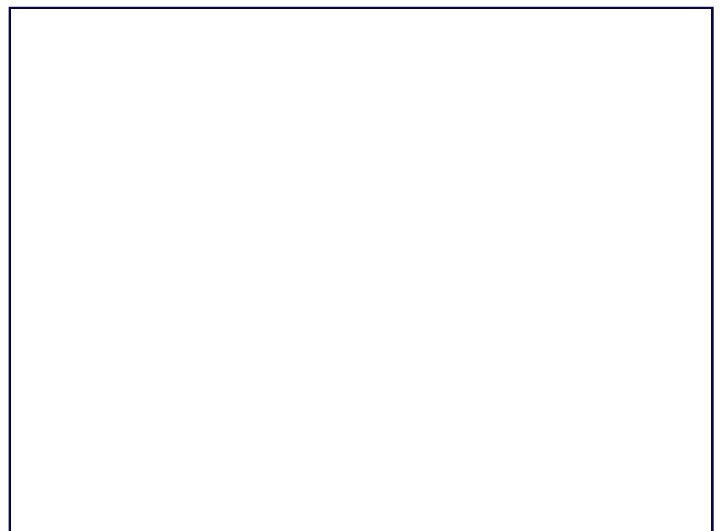
Mortgage and Financial Advice

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.

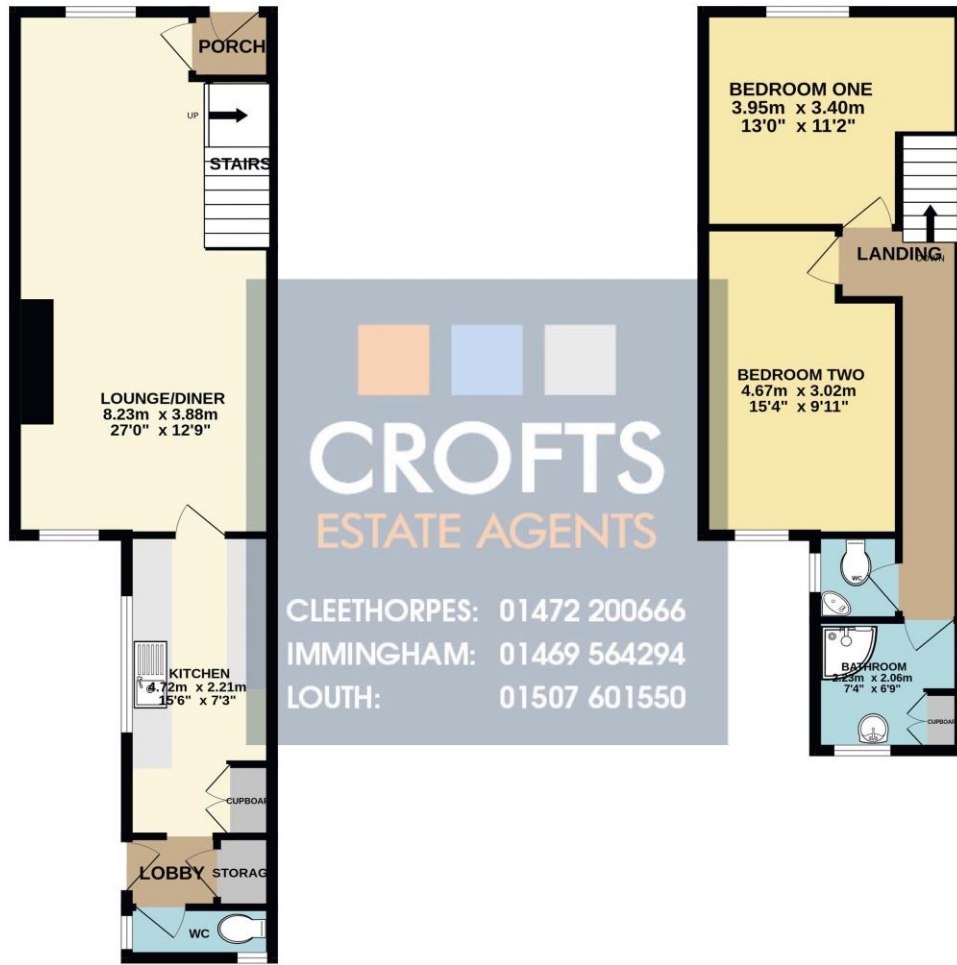
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR
46.3 sq.m. (499 sq.ft.) approx.

1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 86.4 sq.m. (930 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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