



# CROFTS ESTATE AGENTS

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



Chapman Road

Cleethorpes  
DN35 7JP

£130,000

Creating an ideal first time property purchase we are pleased to be able to bring to the market this lovely three bedroom mid terrace property set within this established and popular location. Enjoying the benefits of gas central heating and uPVC double glazing, this ready to move into property briefly comprises entrance hallway, living room with feature fireplace with log burner, good sized dining/sitting room, kitchen, landing, bathroom and three bedrooms. Front and rear gardens. Viewing is highly advised.

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### Entrance Hallway

UPVC bevel double glazed entry door to the front elevation with adjoining glazed windows. Central heating radiator. Staircase to the first floor with useful storage cupboard beneath.

### Lounge

10' 11" x 12' 0" (3.320m x 3.648m)

Offering uPVC double glazed bow window to the front elevation and being attractively decorated along with feature fireplace incorporating a log burner. Coving to the ceiling. Central heating radiator. French doors leading from the dining room.

### Dining/Sitting Room

14' 10" x 10' 12" (4.521m x 3.085m)

Neutrally decorated and having living flame gas fire with surround. uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

### Kitchen

15' 6" x 6' 1" min 4.717m x 1.866m)

The kitchen offers a good complement of fitted wall and base units with complementary roll edged work surfacing with inset stainless steel one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with extractor over. Under lighting to the wall units. Space to accommodate a larger fridge freezer. Plumbing for a washing machine and dishwasher. Ideal wall mounted gas boiler. uPVC double glazed windows to the side and

rear elevations. uPVC double glazed entry door to the rear elevation.

### First Floor Landing

Loft access to the ceiling.

### Bedroom One

12' 4" x 10' 8" (3.750m x 3.242m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Two

11' 0" x 10' 7" (3.343m x 3.236m)

The second of the double bedrooms is again neutrally decorated and has a uPVC double glazed window to the front elevation. Decorative cast iron fireplace. Central heating radiator.

### Bedroom Three

7' 10" x 6' 11" (2.399m x 2.109m)

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

### Bathroom

6' 10" x 6' 8" (2.088m x 2.031m)

With uPVC double glazed window to the rear elevation, the bathroom is fitted with a close coupled w.c, pedestal wash hand basin and a panelled bath with shower over. Tiling to the walls.

uPVC double glazed window to the rear elevation. Chrome effect central heating towel radiator. Fitted extractor.

#### Outside

The property offers gardens to the front and rear elevations, with the front having walled front perimeter with gated access. The rear garden shas lawn and patio areas with fenced perimeter and rear gated access. Timber garden shed.

#### Tenure

Believed to be Leasehold, with the original lease being 999 years at a payment of £4.50 per year. We 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

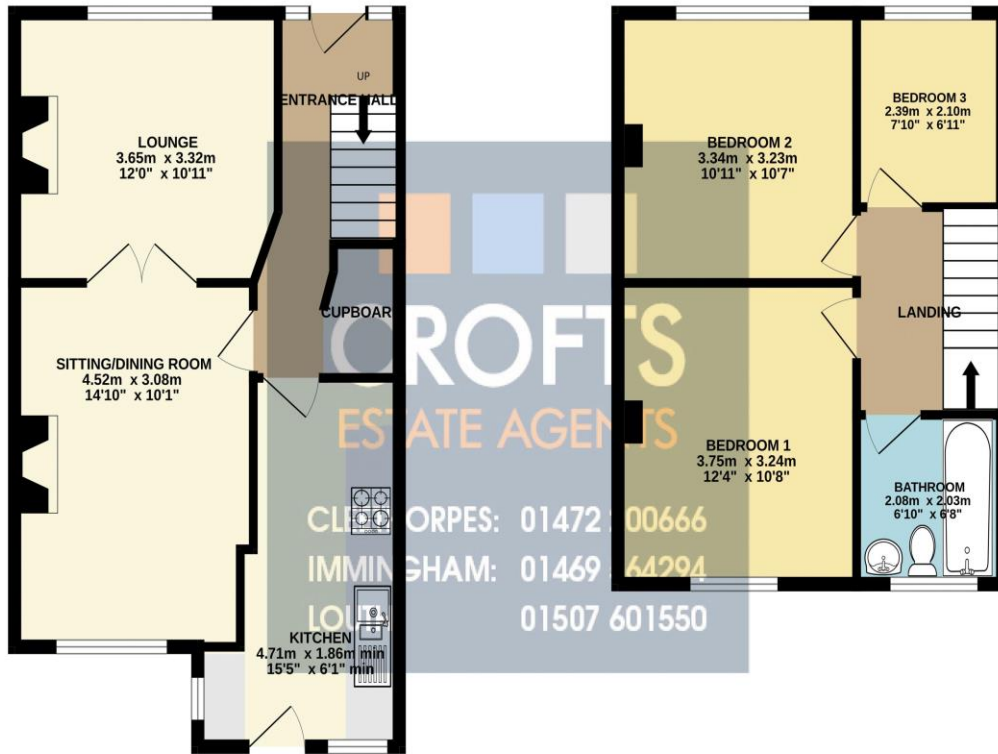
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GROUND FLOOR  
43.7 sq.m. (470 sq.ft.) approx.

1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 80.8 sq.m. (870 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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