



CROFTS ESTATE AGENTS

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



William Street

Cleethorpes
DN35 8PT

£130,000

Coming to the market with NO FORWARD CHAIN is this totally unique one bedroom detached bungalow. Making a perfect first time buy, investment, air bnb, retirement and even rental property, this property is likely to appeal to a broad audience with appeal across the spectrum. The property when fully completed will briefly comprise of an open plan kitchen breakfast living room, double bedroom, entrance hall and bathroom with shower over the bath to the interior with small gardens to front and rear with off road parking space to the side of the property. The property is located within easy walking distance of Cleethorpes centre, transport links and amenities.

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

10' 8" x 3' 3" (3.24m x 1.00m)

With frosted uPVC door to the side the entrance hall leads open plan into the living area.

Lounge

11' 3" x 9' 3" (3.42m x 2.81m)

The lounge is open plan to the kitchen breakfast room with uPVC bay window to the front, white walls, grey carpet and radiator.

Kitchen breakfast

11' 4" x 8' 10" (3.45m x 2.70m)

A fantastic open plan room with uPVC bay window to the front, Howdens fitted white kitchen with grey work tops over and breakfast bar.. The kitchen has hob and electric oven grill, sink drainer, extractor with space for washing machine, fridge freezer and dish washer plus tiled splash backs.

Bedroom

9' 6" x 10' 8" (2.90m x 3.26m)

A good size double bedroom has uPVC window, white décor, grey carpet, pendant light and GCH radiator.

Bathroom

10' 8" x 5' 1" (3.24m x 1.55m)

The bathroom has three piece white suite with shower over the bath, tiled walls, glass shower screen, fully tiled walls, frosted uPVC, tile effect vinyl floor, chrome towel radiator and ceiling light.

Front and rear garden

There is a small garden to the front and rear that are mainly pathways around the house which are laid to gravel. There could be a small garden at the end of the driveway as an outside space.

Off road parking

There is an open driveway to the side with space for one car laid to concrete and block paving

Builders warranty

There will be a 10 year warranty which will be issued when the property is complete.

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 : 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.



