



CROFTS ESTATE AGENTS

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



Fairview Avenue

Cleethorpes
DN35 8DQ

£92,000

Crofts estate agents are delighted to be offering for sale this pleasant and extended two bedroom end terrace house which would create an ideal first time property purchase and has the ability to create off road parking to the rear (subject to consents). Enjoying the benefits of gas central heating and uPVC double glazing, the property is located only a short stroll from St Peters Avenue with its abundance of shops and amenities, with the beach itself only a few minutes more walk after that. The accommodation on offer briefly comprises entrance hallway, lounge/diner, kitchen, side lobby, landing, shower room and two bedrooms. Front and rear gardens with the rear enjoying a sunny aspect. ****NO CHAIN!****

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Entrance Hallway

uPVC double glazed entrance door to the front elevation. Gas central heating radiator. Staircase leading to the first floor accommodation.

Lounge Area

13' 5" x 10' 2" (4.08m x 3.09m)

Offering uPVC double glazed bow window to the front elevation. Gas central heating radiator. Fireplace with gas connection point for the installation of a fire for those wishing to do so. Coving to the ceiling. The lounge then opens into a dining area.

Dining Area

6' 11" x 14' 2" (2.10m x 4.31m)

Once the former kitchen before the extension was carried out, the dining area creates an extension to the lounge. Coving to the ceiling. Gas central heating radiator. Understairs storage cupboard.

Kitchen

8' 0" x 7' 2" (2.439m x 2.173m)

With uPVC double glazed window to the rear elevation and an entrance door to the side, the kitchen offers a range of fitted wall and base units with complementary roll edged work surfacing with tiled splashback and inset stainless steel sink and drainer. Gas cooker point. Plumbing for an automatic washing machine. Coving to the ceiling.

Rear Porch/Lobby

8' 5" x 5' 7" (2.556m x 1.69m)

With uPVC double glazed French doors to the rear elevation.

First Floor Landing

Loft access to the ceiling.

Bedroom One

11' 10" x 10' 2" (3.614m x 3.091m)

The main bedroom has a uPVC double glazed window to the front elevation. Two built in wardrobes and a separate storage cupboard. Gas central heating radiator.

Bedroom Two

8' 3" x 8' 2" (2.52m x 2.478m)

The second of the bedrooms has a uPVC double glazed window to the rear elevation. Gas central heating radiator. Wall mounted Worcester gas combination boiler.

Shower Room

5' 1" x 5' 6" (1.562m x 1.673m)

The shower room offers a fitted with a pedestal wash hand basin, close coupled w.c and shower cubicle with electric shower. Tiling to the walls. uPVC double glazed window to the rear elevation.

Outside

Low maintenance front garden with crazy paving. An unusual feature to this property not normally found within this area is the fact the property has the ability for off road parking to the rear with gated access and driveway easily creating parking for at least one car but could easily accommodate two. The remainder of the garden enjoys a sunny aspect and has patio and small lawn area. Timber shed.

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.

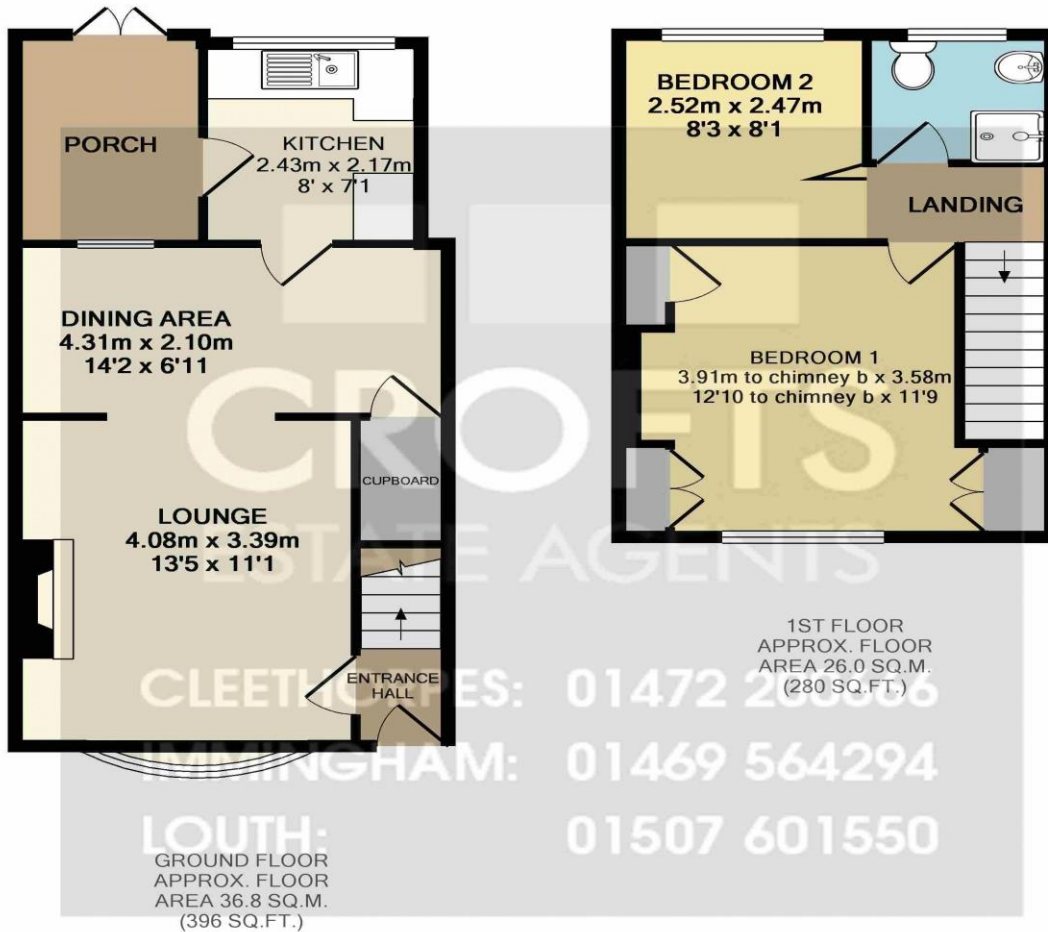
Property Management

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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