



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



Fairview Avenue

Cleethorpes
DN35 8DG

£94,500

Crofts estate agents are delighted to be able to bring to the market this well presented and ready to move into two bedroom terrace home found within this popular location a short walk of the Cleethorpes beach front. Offering the benefits of gas central heating and uPVC double glazing and briefly comprises entrance porch, lounge, kitchen/breakfast room, rear porch and ground floor w.c. To the first floor there is the landing, two bedrooms and a modern stylish bathroom. Front and rear gardens. No forward chain on the vendors side.

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 Porch

The property is accessed via the uPVC front door into a small entrance porch.

Lounge

13' 8" x 12' 2" (4.17m x 3.71m)

A well proportioned living room, which is neutrally decorated and has a gas fire. Central heating radiator. uPVC double glazed window to the front elevation.

Lobby

Stairs leading to the first floor accommodation.

Kitchen/Breakfast Room

10' 0" x 12' 2" (3.04m x 3.71m)

Offering a range of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine. Coving to the ceiling. Central heating radiator.

Porch

uPVC double glazed entry door to the side elevation. Door to cloakroom.

W.C

Fitted with a modern w.c.

First Floor Landing

Access to the two bedrooms and the bathroom.

Bedroom One

uPVC double glazed window to the front elevation. Fitted wardrobe to one wall. Central heating radiator.

Bedroom Two

7' 1" x 12' 2" (2.16m x 3.71m)

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

Bathroom

9' 5" x 8' 3" (2.88m x 2.52m)

Modern bathroom suite fitted with a w.c, vanity wash hand basin and bath with shower over. Central heating radiator.

Outside

The property has low maintenance gardens to the front and rear elevations.

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

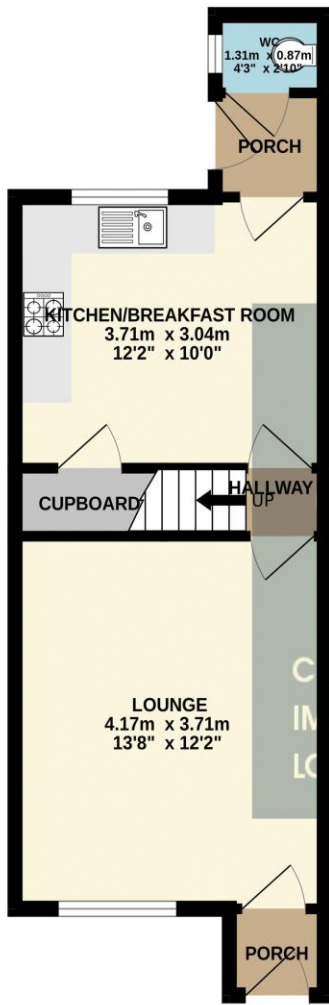
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

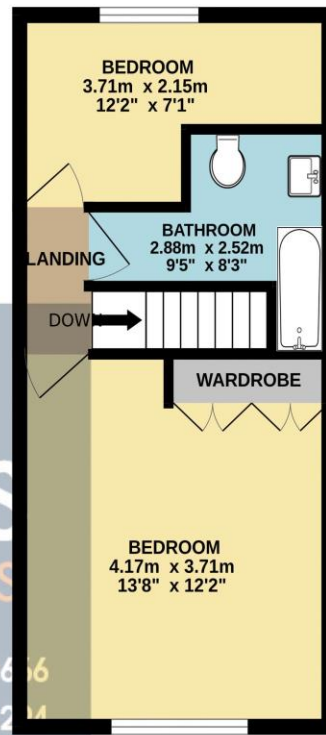
Tenure



GROUND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR
29.6 sq.m. (318 sq.ft.) approx.



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TOTAL FLOOR AREA : 62.9 sq.m. (678 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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