



# CROFTS ESTATE AGENTS

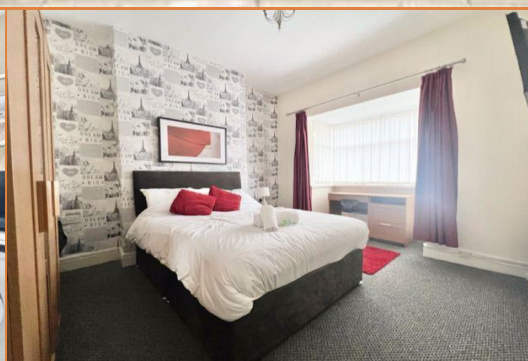
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
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IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



75 Park Street  
Cleethorpes  
DN35 7NB

£94,995

Coming to the market with NO FORWARD CHAIN is this very well presented three bedroom mid terrace house. Currently used as a short term holiday rental property and could be continually used as so but also makes a good long term buy to let investment or first time buy. The property briefly consists of entrance hall, sitting room, lounge, dining room, kitchen, stairs and landing to the ground floor with three bedrooms, bathroom and separate WC to the first floor. The property is close to transport links, amenities, schools and parks and represents real value for money in this agents opinion.

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#### Entrance hall

uPVC frosted door, cream decor, striped carpet, dado rail, pendant light and radiator.

#### Lounge

12' 0" x 11' 1" (3.65m x 3.38m)

With cream decor and feature wall, uPVC bay window with vertical blind, radiator, neutral carpet and pendant light.

#### Sitting room

12' 11" x 9' 3" (3.94m x 2.83m)

Having cream decor, grey carpet, radiator, pendant light and uPVC window to the rear.

#### Dining room

12' 4" x 9' 6" (3.77m x 2.89m)

The dining room has grey wood effect vinyl floor, cream decor, uPVC window, radiator and pendant light.

#### Kitchen

10' 2" x 9' 5" (3.11m x 2.88m)

#### Stairs and landing

With striped carpet from stairs to landing, cream decor, loft access and two pendant light.

#### Bedroom one

12' 1" x 14' 9" (3.68m x 4.50m)

Having grey carpet, cream decor, uPVC window, radiator and pendant light.

#### Bedroom Two

12' 10" x 12' 8" (3.92m x 3.85m)

Again with grey carpet, cream decor, uPVC window, radiator and pendant light.

#### Bedroom three

10' 2" x 9' 10" (3.11m x 2.99m)

With grey carpet, cream carpet, radiator, uPVC window, loft access and pendant light.

#### Shower room

8' 5" x 6' 5" (2.56m x 1.96m)

The shower room has vanity sink, shower cubicle, storage cupboard, grey tile effect vinyl flooring, cream decor, ceiling light and frosted uPVC window to the side.

#### WC

3' 7" x 5' 10" (1.10m x 1.78m)

Having grey wood effect vinyl floor, cream decor, WC, dado rail, ceiling light, radiator and ceiling light.



**Front garden**

Concrete path to front door, pebble borders with low fence and wall to sides and front, slab garden and iron gate to pavement.

**Rear garden**

Low maintenance rear garden to concrete and slab, timber fence and wall boundaries, timber gate to alleyway and a raised decking area.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

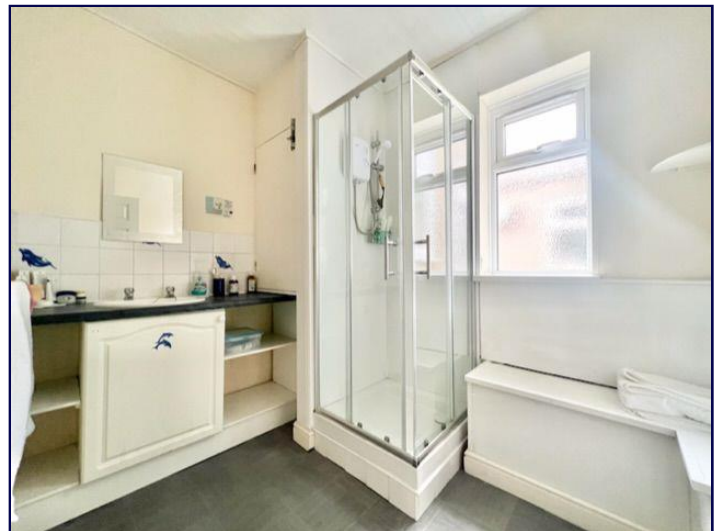
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

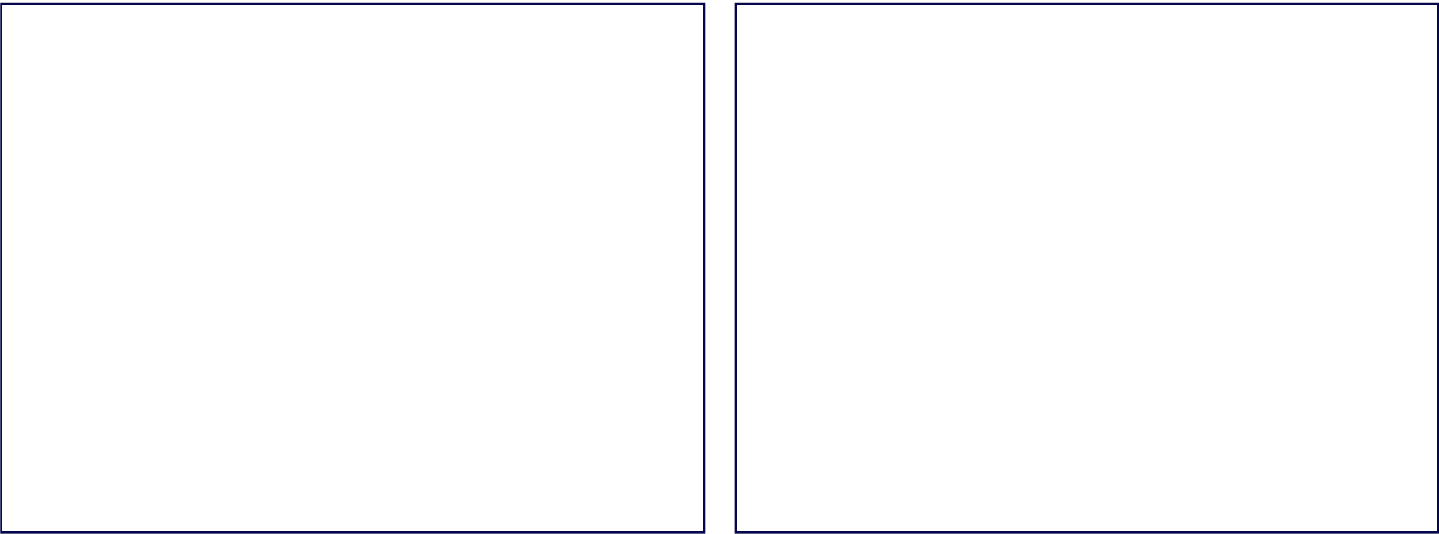
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**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)





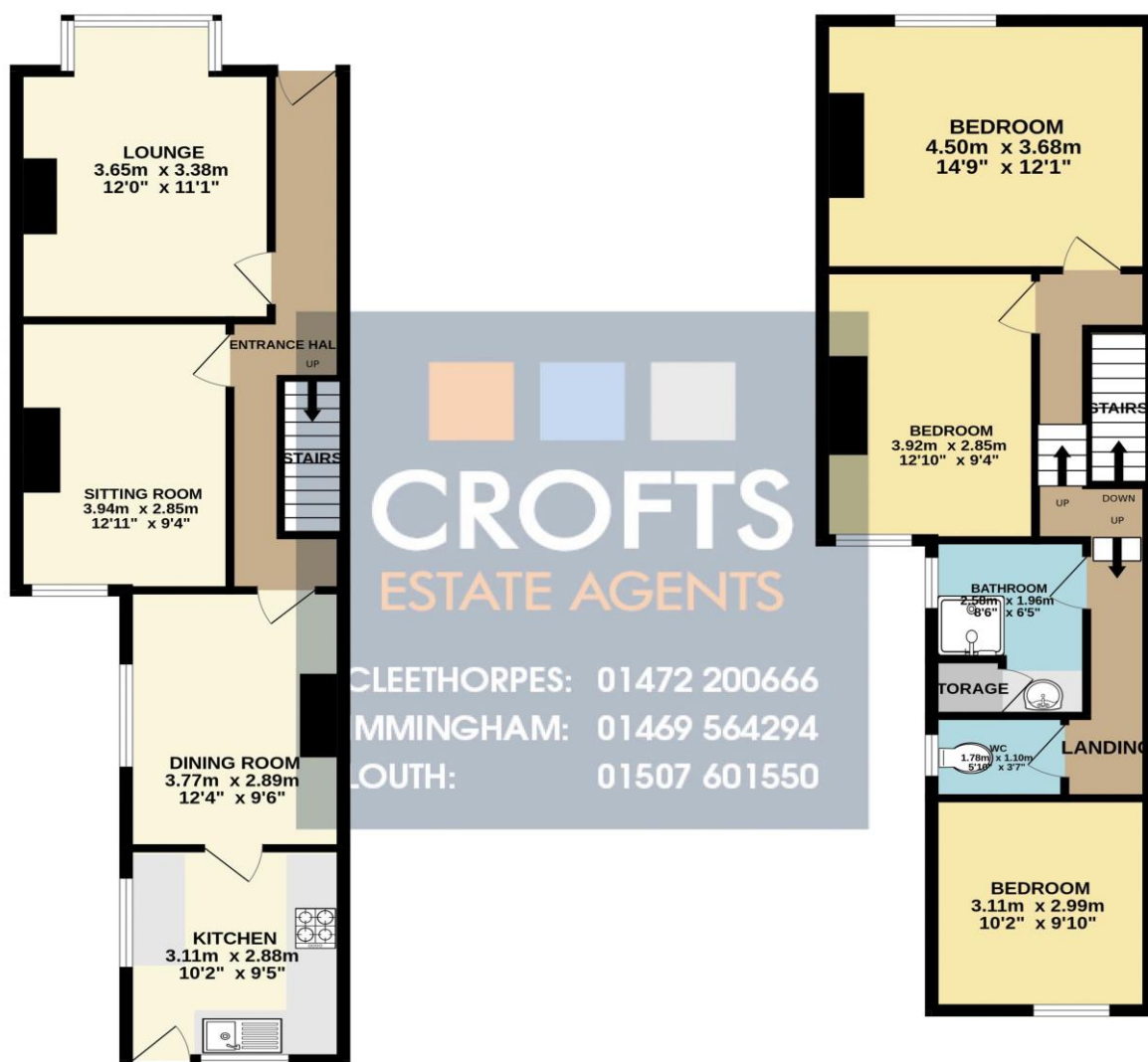


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
52.5 sq.m. (565 sq.ft.) approx.

1ST FLOOR  
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 103.8 sq.m. (1118 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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