



# 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



Mill Road

Cleethorpes  
DN35 8JD

Offers in the region of  
£140,000

Coming to the market with NO FORWARD CHAIN is this well maintained purpose built three storey two bedroom terraced townhouse. Croft Mews makes up the third block between a pair of buildings that have also both been converted to apartments called The Mount and The Rookery. This property would be ideal for a multitude of buyers such as a professional couple, single parent family, second home or first time buyer plus with rents being commanded in the region of £725 PCM in its current situation, this property could be used as a rental property as part of a portfolio. Briefly comprising entrance hall, utility room, cloakroom, lounge, open plan kitchen diner, two bedrooms, en suite shower room and separate bathroom. Outside there are large communal grounds with off road parking allocated to this property of one space and visitors spaces.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

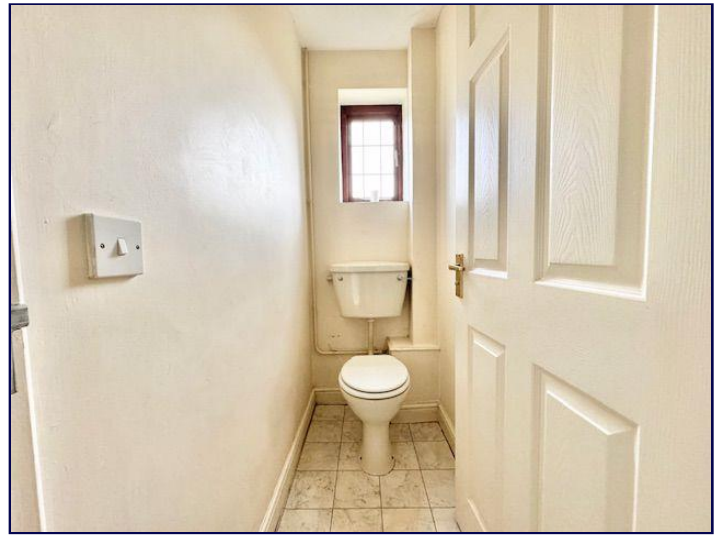
[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

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#### Entrance hall

13' 5" x 8' 4" (4.09m x 2.54m)

The entrance hall has brown carpet, cream decor, wood double glazed frosted window and door to the front, pendant light and storage heater.

#### Utility room

9' 6" x 8' 4" (2.90m x 2.53m)

The utility room has uPVC frosted door to the rear, white wall and base units with white work top to one side, sink drainer, splash back tiling, space for white goods and plumbing for washing machine, white tile effect vinyl, ceiling light and storage heater.

#### Cloakroom

5' 11" x 2' 8" (1.81m x 0.82m)

A convenient ground floor cloakroom has cream WC, frosted uPVC, white tile effect vinyl flooring, ceiling light and cream decor.

#### Stairs and landing

Twisting 90 degrees to the first floor with brown carpet, cream decor and pendant light.

#### Lounge

13' 5" x 11' 3" (4.09m x 3.43m)

A large room with arch to kitchen diner has brown carpet, cream decor to coving, floating uPVC bay window, feature fireplace with electric fire, storage heater and pendant light.

#### Kitchen dining room

14' 8" x 9' 8" (4.47m x 2.95m)

Another good sized room with space for dining table and chairs to one side and a horseshoe shape of cream wall and base units with grey work tops to the other. The kitchen area has gas hob, electric oven and extractor with space for low level and tall white goods. There is splash back tiling and green decor over to coving. The room has two wood double glazed windows, white tile effect vinyl floor, 2 ceiling lights and storage heater.

#### Stairs and landing

Coming off the lounge the stairs to the second floor are burnt orange in colour as they also turn 90 degrees to the first floor. The area has cream decor as does the landing where there is pedant light, loft access and storage cupboard.

#### Bedroom One

14' 2" x 11' 3" (4.31m x 3.42m)

A large double bedroom has burnt orange carpet, cream decor to coving, built in sliding mirror wardrobes, wood double glazed window to the front, storage heater and pendant light.

#### En suite

7' 3" x 3' 1" (2.21m x 0.93m)

With vanity sink and electric shower, splash back tiling, vinyl floor, wood frosted window and chrome towel radiator

#### Bedroom Two

11' 5" x 7' 3" (3.48m x 2.20m)

A good sized single bedroom has burnt orange colour carpet, cream decor to coving, wood double glazed window, storage heater and pendant light.

#### Bathroom

7' 3" x 7' 2" (2.22m x 2.18m)

The bathroom has three piece white suite with white splash back tiling, cloudy white vinyl floor, wood frosted double glazed window to the rear, ceiling light, chrome towel radiator, shaver point, electric fan wall heater and grey blue decor.

#### Off road allocated parking

There is one allocated off road parking space for this apartment which is accessed by driving under and through the property to a six space car park. There is one space for each of the four properties in this development and two visitor spaces.

#### Communal grounds

There are large communal mature grounds accessible for all which are maintained as part of the management fee.

#### Lease Details

Believed to be LEASEHOLD (Awaiting solicitors formal confirmation). Each owner on the development has a share of the leasehold company. Ground rent £10 per annum, Croft Mews Service charge £12 per month. 150 Years from 1989

#### 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 B: 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.

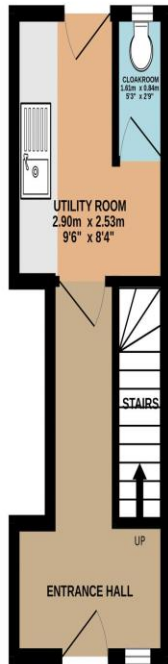
#### Mortgage and Financial Advice

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

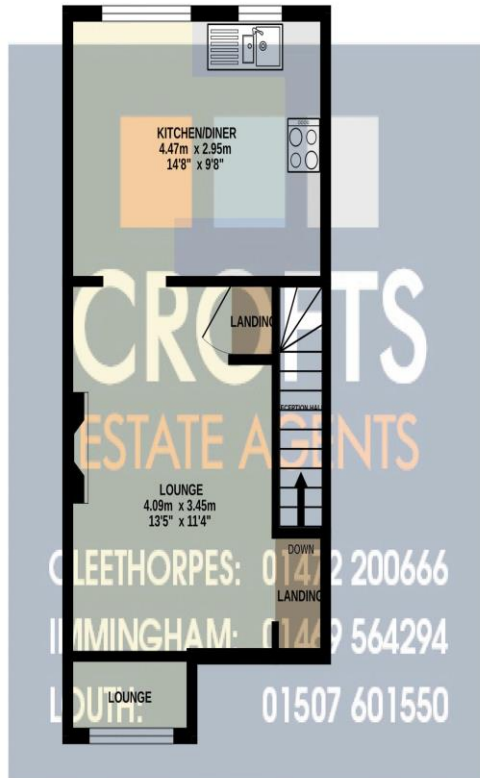
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



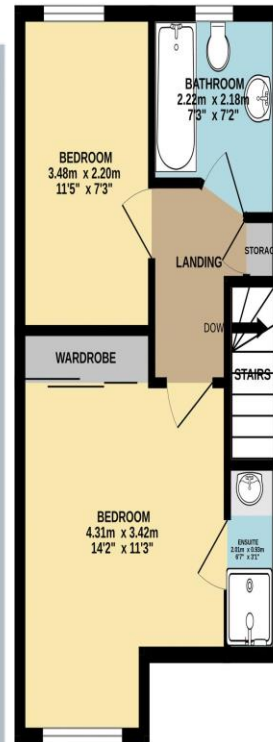
GROUND FLOOR  
16.1 sq.m. (174 sq.ft.) approx.



1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



2ND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (857 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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