



# CROFTS ESTATE AGENTS

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



Thrunscoe Road

Cleethorpes  
DN35 8TF

Offers in the Region Of  
£150,000

This four bedroom mid terrace property would create an ideal purchase for a first time buyer looking for that larger property and is set within central Cleethorpes only a short stroll of the beach front and the many amenities the area has to offer. Offering the benefits of gas central heating and uPVC double glazed windows, the accommodation briefly comprises entrance hallway, well presented lounge, sitting room, lovely sized dining kitchen and a bathroom/wetroom to the ground floor. To the first floor you find four well proportioned bedrooms ideal for the family market. Front and rear gardens. Viewing is highly advised.

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### Entrance Hallway

uPVC double glazed entry door to the front elevation. Coving to the ceiling. Laminate flooring. Central heating radiator. Staircase to the first floor.

### Lounge

12' 11" x 12' 5" (3.930m x 3.777m)

The first of the reception rooms is pleasantly presented and has a uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring. Fire surround. Sliding doors opening to the sitting room.

### Sitting Room

13' 1" x 10' 4" (3.991m x 3.152m)

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

### Kitchen/Dining Room

24' 2" x 10' 9" (7.371m x 3.284m)

A lovely sized dining kitchen with uPVC double glazed window and an entry door to the side elevation. Ample space to accommodate a dining area, with the kitchen itself offering a good complement of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob. Plumbing for a washing machine. uPVC double glazed window to the side elevation. Single glazed entry door to the side aspect. Central heating radiator.

### Bathroom/Wetroom

8' 8" x 10' 4" (2.648m x 3.147m)

uPVC double glazed window to the side elevation. Fitted with a panelled bath, wall mounted wash basin and a w.c, along with an electric shower to a wet room area.

### First Floor Landing

The split level landing offers two separate loft accesses.

### Bedroom One

12' 11" x 16' 2" (3.945m x 4.926m)

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

### Bedroom Two

13' 0" x 10' 4" (3.958m x 3.137m)

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

### Bedroom Three

9' 8" x 7' 10" (2.946m x 2.392m)

uPVC double glazed window to the side elevation. Central heating towel radiator.

**Bedroom Four**

9' 9" x 11' 0" (2.965m x 3.347m)

uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard housing the gas boiler.

**Outside**

The property benefits from front and rear gardens, with the rear garden enjoying a sunny aspect.

**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](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**

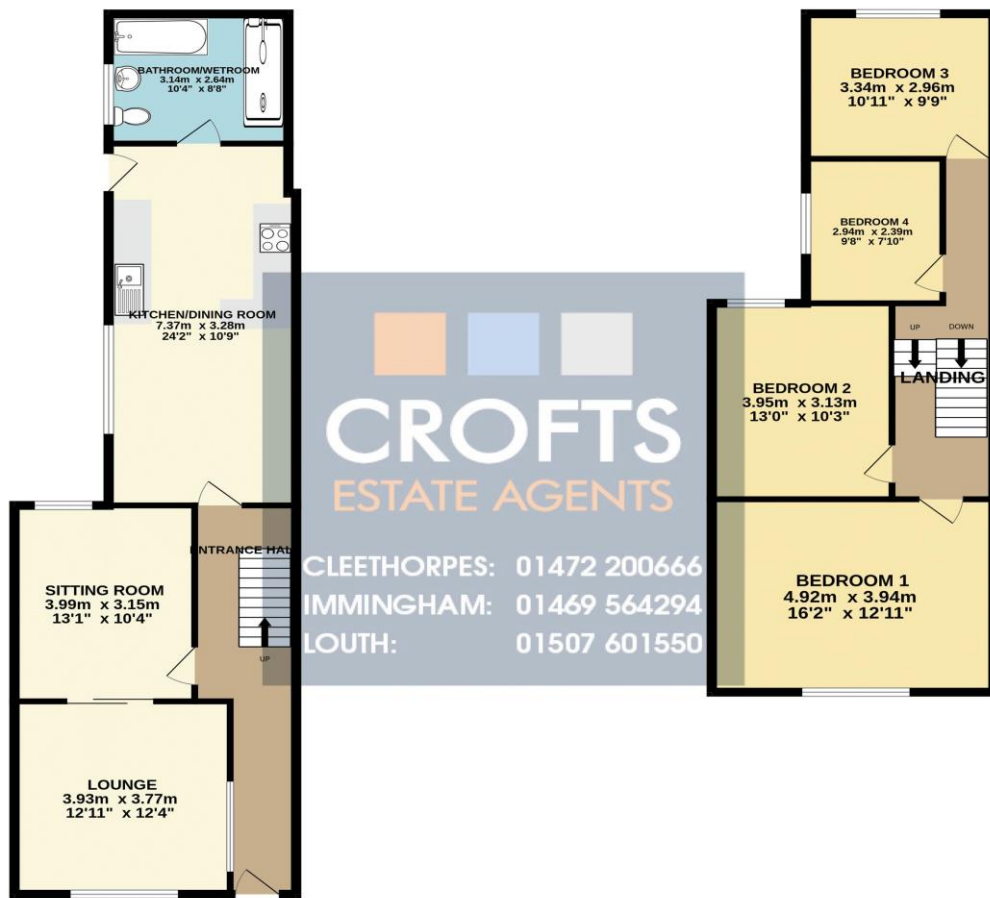
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
71.3 sq.m. (767 sq.ft.) approx.

1ST FLOOR  
56.3 sq.m. (607 sq.ft.) approx.



TOTAL FLOOR AREA: 129.5 sq.m. (1394 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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