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



Charles Avenue
New Waltham
New Waltham
DN36 4PD

£190,000

Early viewing is highly advised on this well presented three bedroom semi-detached family home found upon this good sized corner plot within this highly popular location. Benefitting from uPVC double glazing and gas central heating, the property would benefit from some slight updating but offers great potential for the family market. With no forward chain on the vendors side, the property briefly comprises entrance porch, hallway, living room, kitchen/diner and a sun room/utility to the ground floor. To the first floor you find the landing, shower room and three bedrooms. Gardens to three aspects along with one and a half length detached garage and driveway to the rear. Viewing is highly advised.

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Entrance Porch

uPVC double glazed entry door to the front elevation.

Hallway

uPVC double glazed window to the side aspect and having uPVC double glazed entry door with adjoining glazed panel to the front. Staircase leading to the first floor. Central heating radiator.

Lounge

16' 8" x 11' 0" (5.084m x 3.353m)

The living room has a uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Living flame gas fire with surround.

Kitchen/Diner

8' 8" x 17' 5" (2.645m x 5.304m)

With two uPVC double glazed windows to the rear elevation and entry door through to the side utility/sunroom. The kitchen offers a range of fitted wall and base units with complementary roll edged work surfacing with inset one and a half sink and drainer and tiled splashback. Gas cooker point. Central heating radiator. Integrated fridge.

Utility/SunRoom

Having plumbing for a washing machine with work surfacing over and tiled flooring. uPVC double glazed and offering a rear entry door to the garden.

First Floor Landing

uPVC double glazed window to the side elevation. Coving and loft access to the ceiling. Airing cupboard.

Bedroom One

11' 4" x 10' 0" (3.457m x 3.036m) max

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes. Coving to the ceiling.

Bedroom Two

11' 9" x 9' 2" min (3.570m x 2.785m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Fitted wardrobe. Central heating radiator.

Bedroom Three

7' 5" x 7' 2" (2.273m x 2.174m)

uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring. Fitted wardrobe and shelving.

Shower Room

5' 4" x 7' 11" (1.636m x 2.4015m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, pedestal wash hand basin and corner shower cubicle. Tiling to the walls. Central heating towel radiator. Fitted extractor. Aqua boarding to the shower.

Outside

The property is set upon this good sized corner plot with gardens to three aspects. The front and side garden offers majority lawn complemented with established shrubs and plants. To the rear there is an enclosed garden with wall and gated access from the side. The garden to the rear is mainly paved along with a complementary flower bed. To the rear there is a driveway and a one and a half length detached garage.

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 B: 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

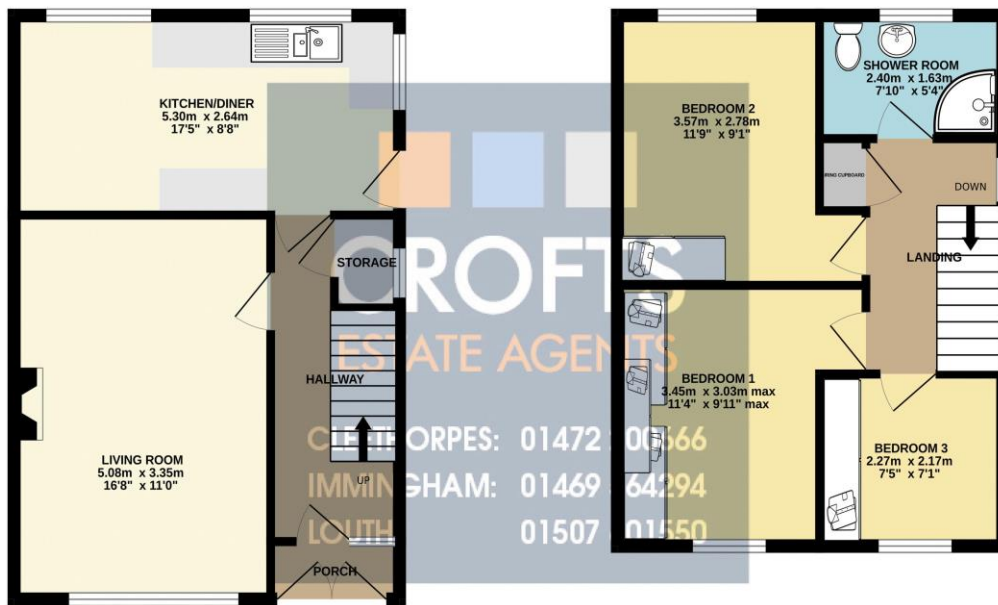
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (838 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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