



# CROFTS ESTATE AGENTS

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



Combe Street

Cleethorpes  
DN35 7RF

Offers in the Region Of  
£80,000

Early viewing is highly advised on this three bedroom mid terrace property, which creates an ideal investment or first time property purchase. Benefitting from gas central heating and uPVC double glazing, this well presented property briefly comprises entrance hallway, lounge, dining area, kitchen, utility and cloakroom to the ground floor. First floor offers the landing, three bedrooms and a bathroom. Front and rear gardens. Viewing is highly advised. The property is currently tenanted but the tenant will vacate in the event of a buyer not wanting to buy a tenanted property.

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### Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor accommodation.

### Lounge

11' 4" x 9' 0" (3.452m x 2.751m)

uPVC double glazed window to the front elevation. Central heating radiator. Bifold doors to the dining area.

### Dining Room

12' 5" min x 10' 2" (3.797m x 3.101m)

uPVC double glazed window to the rear and side elevation. Central heating radiator. Understairs cupboard.

### Kitchen

12' 6" x 7' 4" (3.805m x 2.243m)

Offering uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with complementary roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine.

### Utility

6' 8" x 4' 0" (2.023m x 1.230m)

uPVC double glazed window to the rear elevation. Plumbing for a washing machine.

### Cloakroom

6' 8" x 2' 8" (2.023m x 0.801m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted with a w.c.

### First Floor Landing

Loft access to the ceiling.

### Bedroom One

11' 5" x 13' 2" (3.488m x 4.023m)

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

### Bathroom

4' 3" x 8' 0" (1.304m x 2.429m)

The bathroom is equipped with a corner pedestal wash hand basin, close coupled w.c and a panelled bath with screen and shower over. Splashback tiling. White towel radiator. Fitted extractor.

### Bedroom Two

7' 10" x 8' 0" (2.376m x 2.436m)

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

### Bedroom Three

12' 6" x 7' 6" (3.817m x 2.280m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard with gas boiler.

### Outside

The property benefits from gardens to the front and rear elevations, 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

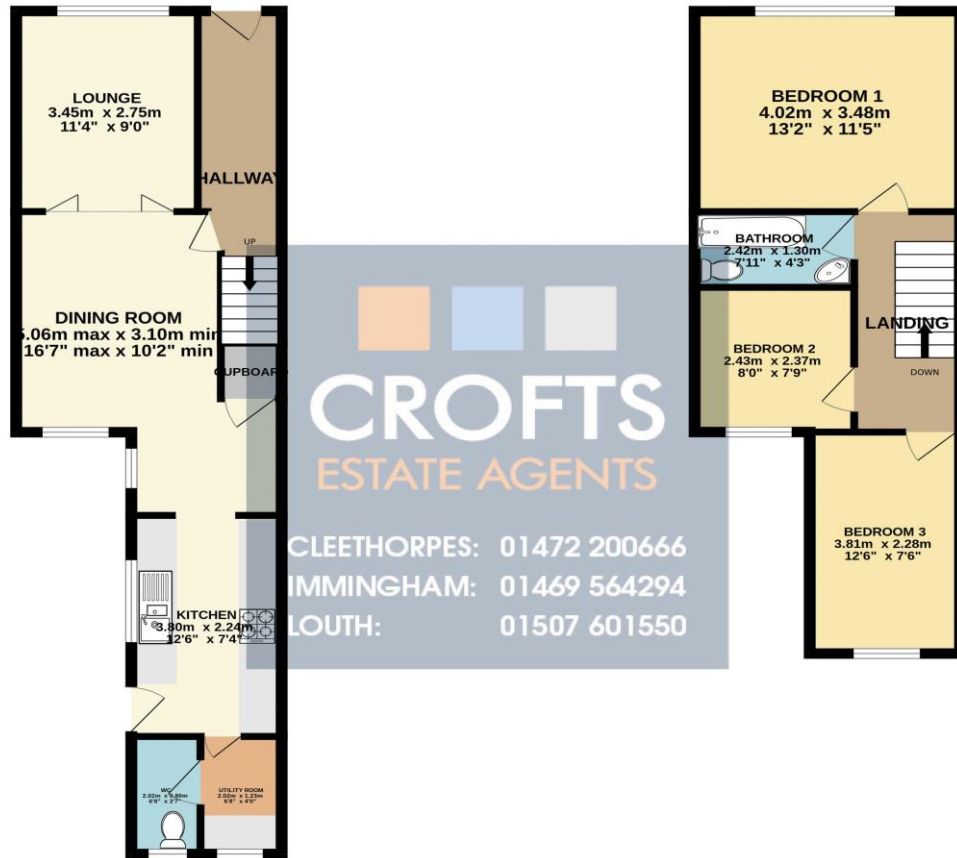
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.6 sq.m. (491 sq.ft.) approx.

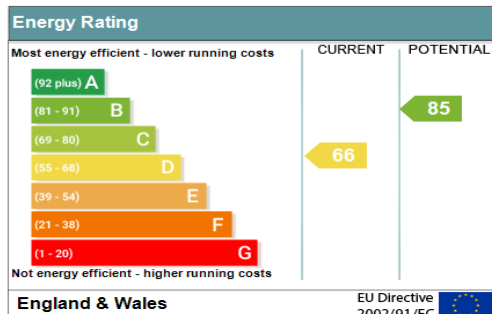
1ST FLOOR  
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA: 83.4 sq.m. (898 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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Address: 66 Combe Street, CLEETHORPES, DN35 7RF  
RRN:



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