



CROFTS ESTATE AGENTS

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



Douglas Road

Cleethorpes
DN35 7JQ

Offers in Excess of £104,950

Presented with NO FORWARD CHAIN Crofts estate agents are pleased to offer for sale this delightful mid terrace property which is located within close proximity to Cleethorpes seafront. Ideally suited to the needs of a first time buyer or investor client, the property is situated close to local amenities and also regular bus links. Internal viewing will reveal a lounge, dining room, kitchen and bathroom to the ground floor. To the first floor there are two double bedrooms. Externally there are low maintenance gardens to front and rear elevations. uPVC double glazing and gas central heating. The property had a full electrical re-wire in 2023.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

Entering through a door into the entrance porch there is a window to the front and side elevations and an inner door through to the lounge.

Lounge

12' 5" x 12' 11" (3.78m into bay x 3.94m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining or sitting room

14' 11" x 12' 4" (4.54m x 3.77m)

The dining or sitting room has a window to the rear elevation and a borrowed light window into the kitchen. There is also a radiator and a carpeted floor.

Kitchen

10' 0" x 7' 9" (3.05m x 2.37m)

The kitchen has a window and door to the side elevation, partially tiled walls and vinyl flooring. There is a range of fitted units to base and eye level with an electric oven with a gas hob and also a stainless steel sink and drainer with a mixer tap and plumbing for a washing machine.

Bathroom

5' 3" x 7' 6" (1.59m maximum x 2.28m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a white three piece suite with an electric shower over the bath.

Stairs

Wooden stairs lead up to the first floor.

Bedroom One

11' 11" x 12' 4" (3.64m x 3.77m maximum)

Bedroom one has a window to the rear elevation, a radiator and carpeted flooring.

Bedroom Two

10' 6" x 12' 4" (3.19m x 3.77m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Outside

To the front there is a low maintenance garden. To the rear again there is a low maintenance area which has a generous decked area which is ideal for alfresco dining. There is also access to the passage via a gate.

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

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

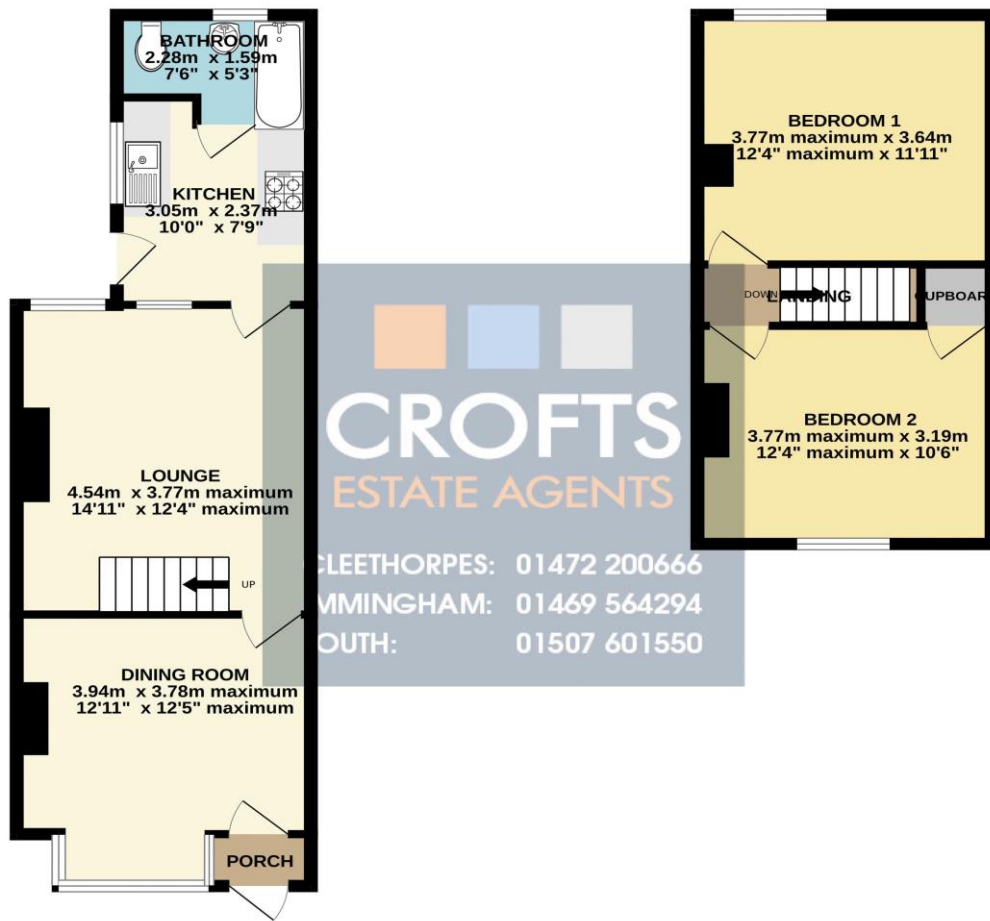
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



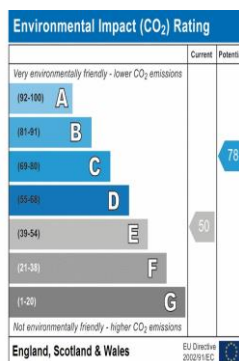
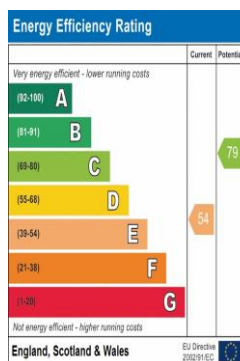
GROUND FLOOR

1ST FLOOR



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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