



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



Queens Parade

Cleethorpes
DN35 0DF

Offers in the Region Of
£140,000

Crofts estate agents are happy to be able to bring to the market this super investment opportunity comprising of this end terrace property which has been superbly converted into three beautifully presented self contained apartments located in one of Cleethorpes most popular and sought after locations, only a short stroll from the beach front itself. Flat 2 which is to the first floor offers lounge, open plan breakfast kitchen, bathroom and double bedroom. Presented and maintained to a high standard by the current tenant whom has shown a keen interest of remaining and pays £600pcm. Viewing is highly advised and is strictly through the agent only please.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Communal Entrance

A small entrance hall leads to stairs to the first floor

Hallway

Neutrally decorated and having a uPVC double glazed window to the side elevation. Cupboard housing the Ideal gas boiler.

Lounge

13' 8" x 12' 5" (4.153m x 3.796m)

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

Breakfast Kitchen

17' 10" x 12' 4" (5.443m x 3.760m)

With uPVC double glazed window to the side elevation, this pleasant breakfast kitchen offers ample space and enjoys a range of wall and base units with roll edged work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with brushed steel wall splashback guard and chimney extractor over. Plumbing for a washing machine. Down lighting to the ceiling. Central heating radiator.

Shower Room

6' 5" x 5' 2" (1.968m x 1.564m)

With uPVC double glazed window to the side elevation, the shower room is equipped with a close coupled w.c, vanity wash hand basin and a shower cubicle. Tiled splashback. Central heating radiator.

Bedroom

8' 6" x 12' 6" (2.579m x 3.801m)

A double bedroom with uPVC double glazed window and a central heating radiator.

Tenure

Believed to be Leasehold, 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.

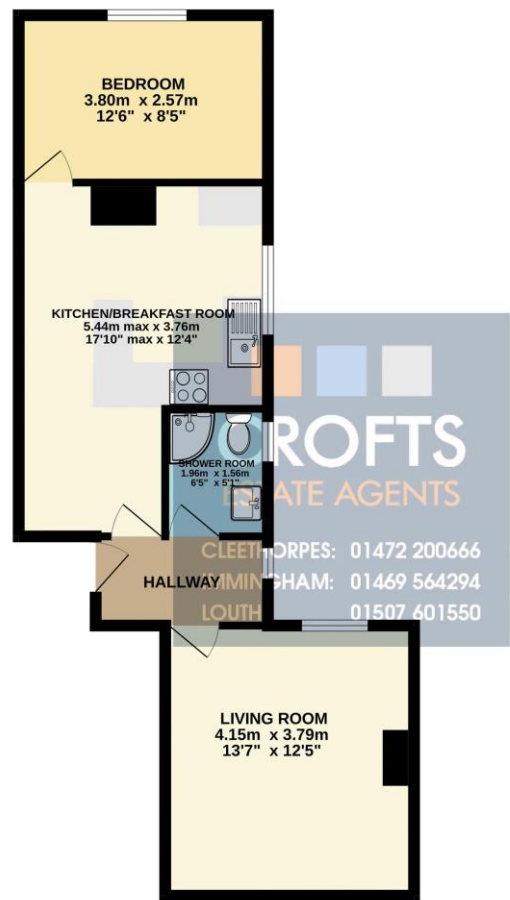
Mortgage and Financial Advice

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

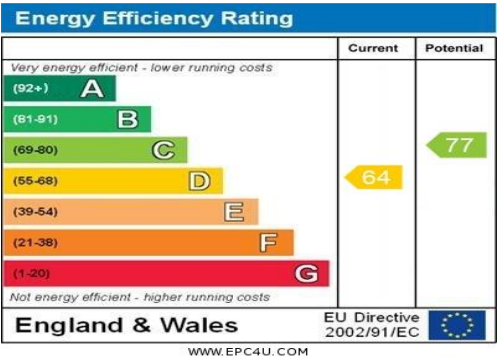
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KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.*



1ST FLOOR



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