



CROFTS ESTATE AGENTS

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



Braemar Road

**Cleethorpes
DN35 9AU**

**Offers in the Region Of
£195,000**

Crofts estate agents are delighted to be able to offer to the market for sale this welcoming and well presented three bedroom semi-detached family home found within this ever popular and sought after location which provides not only ample amenities but also excellent junior and senior schools. Offering the benefits of gas central heating and uPVC double glazing, this lovely home really needs to be viewed to appreciate the property on offer, with the accommodation briefly comprising entrance hall, lounge with a multi-fuel stove, breakfast kitchen complemented by a separate dining room. Just off the kitchen is a lobby area that leads to the rear garden, but also has a WC, utility and large storage cupboard. To the first floor you find the landing and three bedrooms all of which can accommodate a double bed and then finally the bathroom. Outside and to the front the property offers off road parking for at least three cars with a twin dropped kerb.

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Entrance Hallway

Composite entry door to the front elevation with adjoining glazed panel. Central heating radiator. Staircase to the first floor.

Lounge

15' 6" x 11' 3" (4.72m x 3.42m)

uPVC double glazed window to the front elevation. Coving to the ceiling. A focal point is created by the fireplace with inset log burner. Door through to the dining room.

Kitchen

8' 8" x 12' 7" (2.65m x 3.83m)

The breakfast kitchen offers a range of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Plumbing for a dishwasher. Gas cooker point. uPVC double glazed window to the rear elevation. Entry door to the side leading to the lobby. Splashback tiling.

Dining Room

8' 8" x 9' 0" (2.65m x 2.74m)

A versatile space with uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

Lobby

uPVC double glazed entry door leading out to the garden. Doors to the cloakroom, store and utility.

W.C

Window to the rear and fitted with a w.c

Store

Useful secure storage area.

Utility

5' 9" x 8' 10" (1.75m x 2.68m)

Offering window to the side elevation and having plumbing and space for a washer and dryer.

First Floor Landing

uPVC double glazed window to the side elevation.

Bathroom

5' 4" x 6' 9" (1.63m x 2.05m)

uPVC double glazed window to the rear. Fitted with a panelled bath with screen and electric shower over, close coupled w.c and pedestal wash hand basin. Central heating radiator. Storage cupboard. Ideal gas boiler.

Bedroom One

11' 3" x 14' 10" (3.44m x 4.52m) max

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard. Coving and rose to the ceiling.

Bedroom Two

8' 6" x 14' 11" (2.60m x 4.54m) max

uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Storage cupboard. Central heating radiator.

Bedroom Three

8' 0" x 8' 6" to cupboard (2.43m x 2.59m)

uPVC double glazed window to the front elevation. Storage cupboard and fitted wardrobe. Loft access. Central heating radiator.

Outside

The property has the added bonus off parking to the front for three cars with two seperate dropped kerbs. The rear garden enjoys a sunny aspect and is ideal for those whom like to entertain from home. With decked patio, lawn and three gardens sheds to the far end of the garden. (the green shed is not to be included in the sale)

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

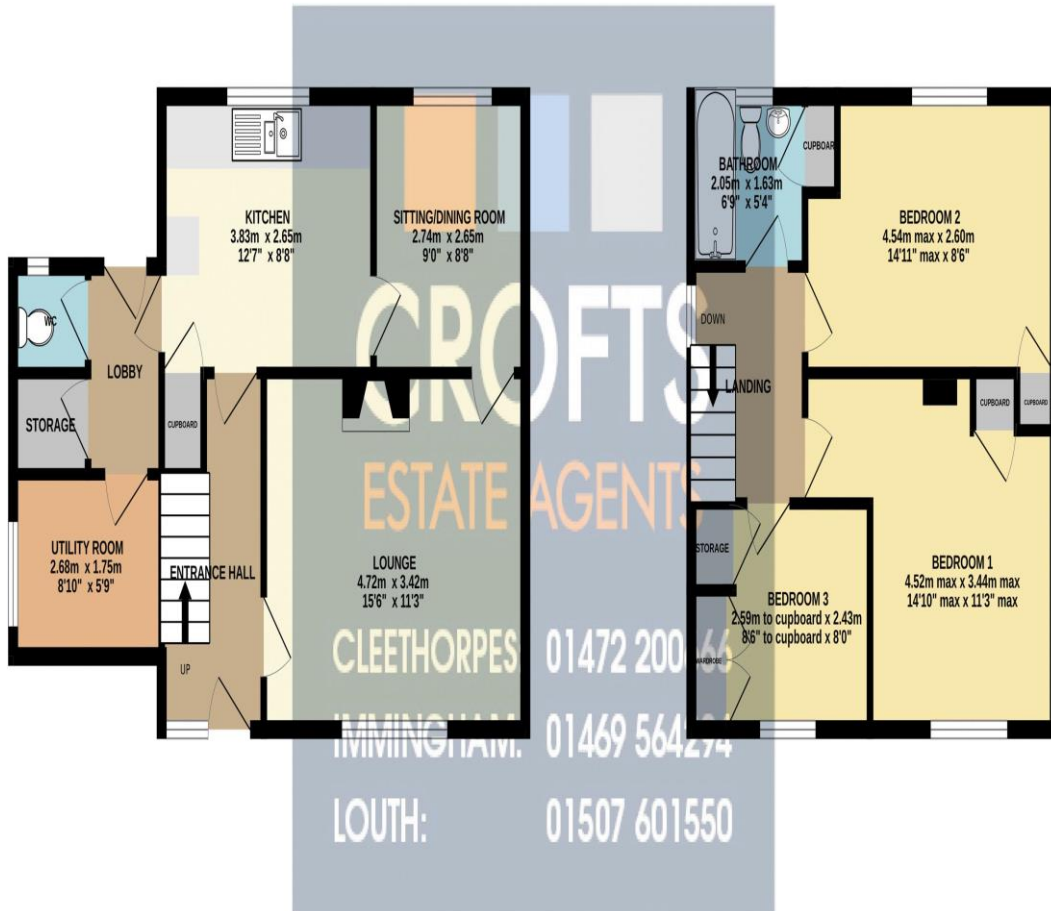
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR
49.3 sq.m. (530 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (427 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.