



CROFTS ESTATE AGENTS

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



**3 Jenner Place
Cleethorpes
DN35 7PF**

**Offers in the Region Of
£115,000**

Offered for sale with no forward chain on the vendors side, Crofts are pleased to bring to the market this lovely and well presented two double bedroom end of terrace. The property offers entrance hallway, lounge, modern kitchen diner, landing, two bedrooms and a bathroom. Low maintenance front and rear gardens. Previously let and therefore creating an ideal investment or first time purchase. Viewing is highly advised.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

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

Lounge

12' 0" x 14' 8" (3.66m x 4.48m)
Neutrally presented lounge with a feature fireplace and having uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Dining Area

11' 10" x 13' 5" (3.60m x 4.08m)
Neutrally presented dining room with added under stairs storage. Having tiled flooring, central heating radiator and opening to the kitchen.

Kitchen

8' 1" x 11' 4" (2.47m x 3.45m)
This well proportioned kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with extractor over. Tiled splashback. uPVC double glazed window to the rear elevation. Plumbing for a washing machine.

Rear Lobby

Doors to the cloakroom and leading out to the garden.

Downstairs WC

6' 11" x 2' 11" (2.10m x 0.88m)
The property has the added benefit of a downstairs WC.

Bedroom One

15' 5" x 11' 2" (4.71m x 3.41m)
Neutrally decorated bedroom with uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

13' 4" x 9' 4" (4.07m x 2.84m)
Neutrally decorated bedroom with built in storage cupboard and having uPVC double glazed window and a uPVC double glazed window.

Bathroom

6' 0" x 6' 7" (1.84m x 2m)
uPVC double glazed window to the rear elevation. Central heating radiator. Panelled bath with screen and shower over. Close coupled w.c and vanity wash hand basin.

Front Garden

Walled to all boundaries with side access gate.

Rear Garden

Walled to all boundaries with rear access gate, the garden is easily maintained with artificial grass and decking.

Tenure

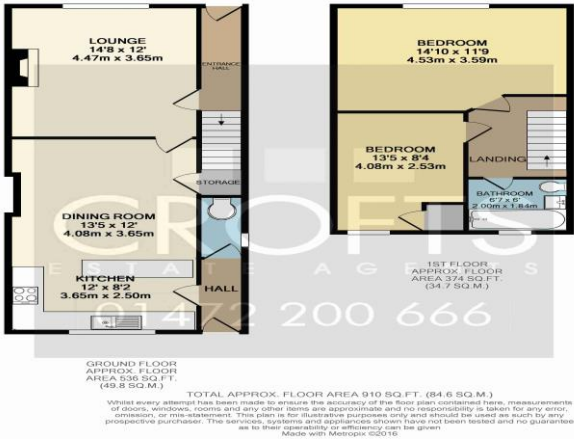
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. 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 and all viewings are



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.