



CROFTS ESTATE AGENTS

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



Kew Road

Cleethorpes
DN35 8DD

£128,000

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this three bedroom mid terrace property located within this popular residential area a short stroll of the resorts beachfront and St Peters Avenue with its many shops and facilities. Creating an ideal first time or investment purchase, early viewing is advised on what in this agents opinion will be a popular property. Offering the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises entrance hallway, lounge, dining room, kitchen and ground floor bathroom. To the first floor there is the landing and three good sized bedrooms. Front and rear gardens.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hallway

Offering composite entry door to the front elevation and having central heating radiator. Laminate flooring. Staircase to the first floor.

Lounge

13' 1" into bay x 9' 9" (3.978m x 2.971m)

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

Dining Room

12' 2" x 10' 4" (3.697m x 3.147m)

uPVC double glazed French doors to the rear elevation. Central heating radiator. Understairs storage cupboard.

Kitchen

10' 10" x 7' 11" (3.313m x 2.411m)

Neutrally decorated and with down lighting to the ceiling, the kitchen offers a modern range of wall and base units with contrasting work surfacing with inset one and a half enamel sink and drainer. Integrated four ring electric hob, microwave, oven, washing machine and fridge/freezer. Chimney extractor over the hob. uPVC double glazed window to the side elevation.

Bathroom

7' 2" x 7' 10" (2.189m x 2.385m)

uPVC double glazed window to the rear elevation. Down lighting to the ceiling. Chrome central heating towel radiator. Fitted with a panelled bath with shower fitment and a fitted w.c and wash basin. Finally there is a corner shower. Fitted extractor.

First Floor Landing

Loft access to the ceiling.

Bedroom One

11' 2" x 13' 1" (3.415m x 3.998m)

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

Bedroom Two

12' 2" x 8' 0" (3.716m x 2.431m)

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

Bedroom Three

10' 11" x 8' 0" (3.318m x 2.428m)

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

Outside

The property offers low maintenance gardens to the front and rear elevations.

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

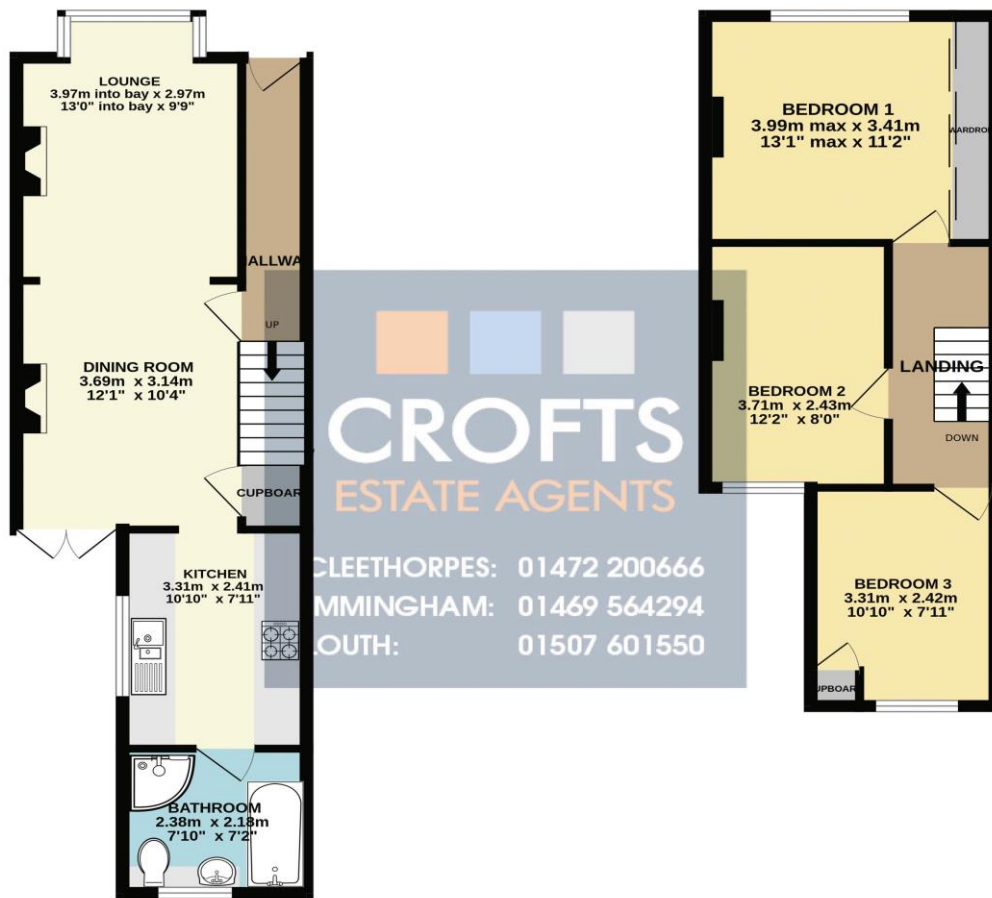
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.