



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



4 Fuller Street
Cleethorpes
DN35 7QD

**Offers in the Region Of
£89,950**

INVESTORS ONLY - CURRENTLY LET TO A TENANT PAYING £535 PCM - TENANT HAS BEEN IN 5 YEARS - TENANT WISHES TO REMAIN - Crofts estate agents are delighted to offer for sale this mid terrace property located within the town of Cleethorpes. Located within close proximity to many local amenities and schools. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, WC, three bedrooms and the bathroom. With low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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Entrance Hall

Entering the property reveals access to the lounge and stairs.

Lounge/Diner

25' 1" x 12' 0" (7.64m x 3.67m)
The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor.

Kitchen

14' 10" x 9' 4" (4.51m x 2.85m)
The kitchen has a window to the side elevation, vinyl flooring and a modern range of fitted units with plenty of counter space, a sink and drainer and plumbing for a washing machine. There is also an electric oven and a gas hob with an extractor over.

Lobby

4' 11" x 6' 4" (1.49m x 1.93m)
The lobby has a door to the rear elevation, a radiator and vinyl flooring.

WC

4' 11" x 2' 5" (1.49m x 0.74m)
The WC has an opaque window to the side elevation, vinyl flooring and a WC.

First Floor Landing

The first floor landing has access to the loft, a built in cupboard and a carpeted floor.

Bedroom One

11' 3" x 15' 2" (3.42m x 4.63m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

13' 4" x 9' 5" (4.06m x 2.88m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

12' 4" x 9' 4" (3.75m x 2.85m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 5" x 6' 0" (2.26m x 1.84m)
The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with a glass shower screen and fully tiled walls.

Outside

There are low maintenance gardens to the front and rear.

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

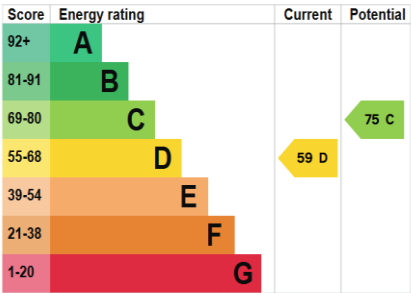
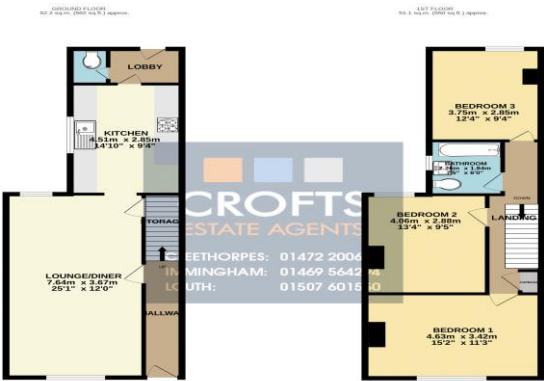
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



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.