



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



Thrunscoe Road

Cleethorpes
DN35 8TF

£80,000

Coming to the market with NO FORWARD CHAIN is this superbly appointed two bedroom first floor apartment. Set close to the heart of Cleethorpes, minutes from the seafront, on busy bus routes and within catchment of good schools, this property will suit a variety of buyers including young professional singles or couples, small families, buy to let investors with rents at approximately £725 for this type of property or even an Airbnb landlord. Briefly comprising a flexible layout of entrance hall, stairs and landing, open plan kitchen dining living room, two double bedrooms, rear lobby and family bathroom with shower the property could also be used as a single bedroom property with a separate lounge area.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

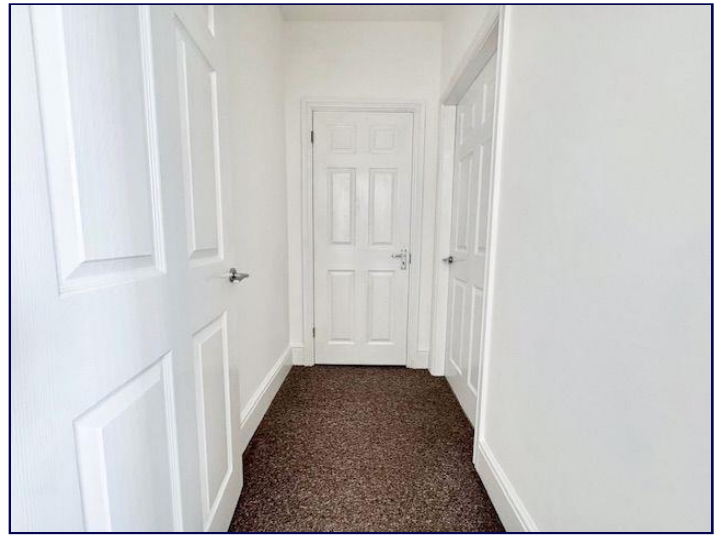
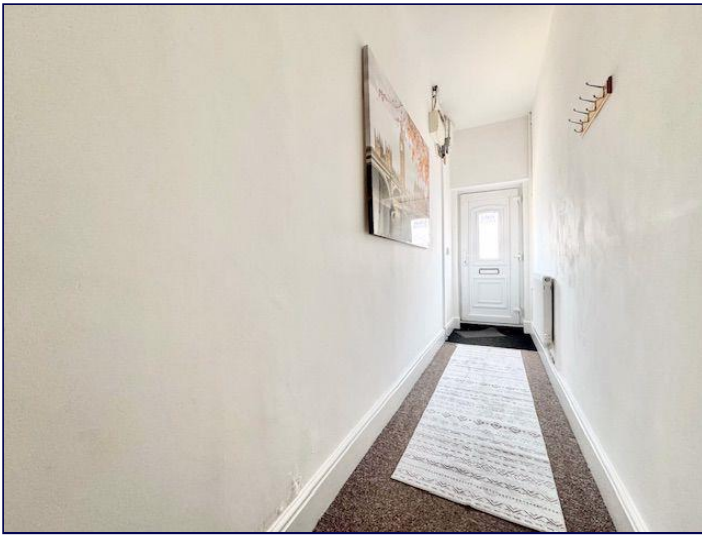
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Entrance hall

15' 11" x 3' 4" (4.85m x 1.02m)

With uPVC frosted front door, cream decor, neutral carpet, radiator and ceiling light.

Stairs and landing

The stairs and landing have neutral carpet, cream decor and ceiling light.

Kitchen diner living room

16' 4" x 13' 3" (4.99m x 4.04m)

A large space has the ability to have a wood kitchen with grey work top to one corner and space for living and dining. The kitchen has electric oven grill, gas hob with extractor over and space for tall fridge freezer. The room has wood vinyl area to the kitchen with carpet to the rest, cream decor, radiator, uPVC window with vertical blinds and two ceiling lights.

Bedroom One

12' 10" x 16' 3" (3.92m x 4.96m)

A large double bedroom has two uPVC windows with vertical blinds, neutral carpet, cream decor, two ceiling lights and radiator.

Bedroom Two

12' 11" x 10' 3" (3.93m x 3.12m)

A second double bedroom has uPVC window to the side with vertical blinds, neutral carpet, cream decor, radiator and ceiling light.

Family Bathroom

5' 10" x 9' 1" (1.79m x 2.76m)

A smart modern bathroom has P-shaped bath with glass shower screen over with shower, vanity sink and matching white WC. The room has fully tiled grey walls, grey wood effect vinyl floor, ceiling light, uPVC frosted window with blinds, shaver point, ceiling light and radiator.

Rear lobby

6' 6" x 3' 10" (1.99m x 1.16m)

The rear lobby has neutral carpet, cream decor, ceiling light and utility cupboard with plumbing for washing machine.

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 1: 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

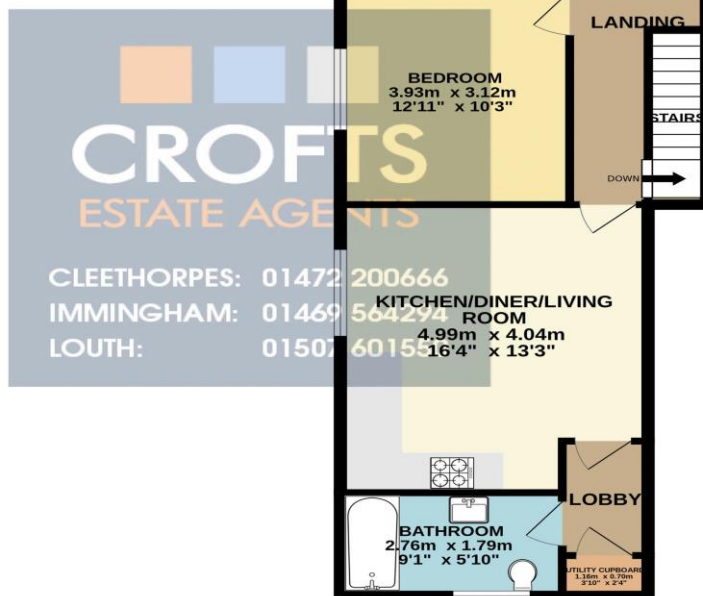
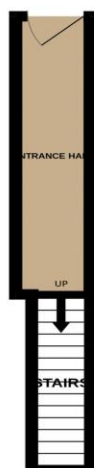
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
7.8 sq.m. (78 sq.ft.) approx.

1ST FLOOR
67.2 sq.m. (723 sq.ft.) approx.



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TOTAL FLOOR AREA: 74.5 sq.m. (801 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		
69-80	C		77 C
55-68	D	64 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.