



CROFTS ESTATE AGENTS

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



Thrunscoe Road

Cleethorpes
DN35 8TB

£110,000

Offered for sale with no forward chain on the vendors side, we are pleased to bring to the market this two bedroom mid terrace property which although requiring a course of refurbishment and updating offers great potential. Benefitting from gas central heating and majority uPVC double glazing, early viewing is advised. The accommodation on offer briefly comprises entrance hallway, lounge, dining room, kitchen, lobby and ground floor shower room. To the first floor there is a landing, two bedrooms and a bathroom. Front and rear gardens/

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Entrance Hallway

uPVC double glazed entrance door to the front elevation along with overhead glazed panel. Central heating radiator. Staircase to the first floor.

Lounge

11' 11" plus bay x 10' 7" (3.629m x 3.220m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Coving to the ceiling and picture rail to the walls. Fireplace.

Dining Room

12' 10" x 11' 3" (3.912m x 3.424m) maximums

Window to the rear elevation. Gas fire with fire surround. Central heating radiator. Fitted cabinet.

Kitchen

13' 5" x 7' 1" (4.092m x 2.148m)

Offering two windows and a side entry door. Fitted with some base units with work surfacing over with inset Belfast sink. Gas cooker point. Plumbing for a washing machine.

Lobby

uPVC double glazed window to the side elevation.

Shower Room

7' 8" x 4' 10" (2.349m x 1.470m)

Offering two uPVC double glazed windows to the side elevation. Fitted with a w.c, wash basin and shower area. Partial tiling. Central heating radiator.

Lean to / Sun room

14' 3" x 6' 5" (4.354m x 1.968m)

A useful space which poly carbonate roof. Doors through to the lean to / garden room.

Lean to / garden room

12' 4" x 7' 11" (3.761m x 2.415m)

Glazed windows and entry doors to the rear elevation.

First Floor Landing

Access to the two bedrooms and the bathroom.

Bedroom One

11' 11" x 14' 4" (3.637m x 4.379m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard. Decorative fireplace.

Bedroom Two

13' 1" x 8' 2" (3.978m x 2.496m)

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

Bathroom

13' 3" x 8' 8" (4.051m x 2.65m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with electric shower over, pedestal wash hand basin and a low level w.c. Splashback tiling. Central heating radiator.

Outside

Established 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

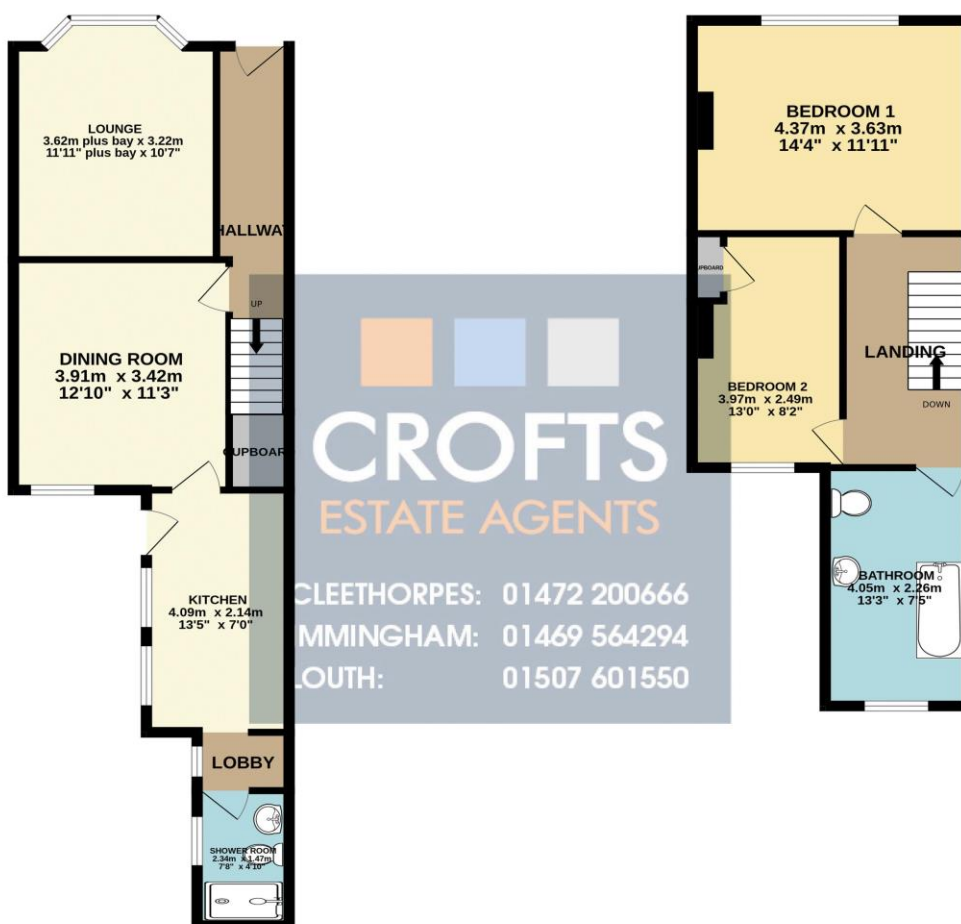
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
47.7 sq.m. (514 sq.ft.) approx.

1ST FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (964 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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