



# 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



Barcroft Street

Cleethorpes  
DN35 7DT

Offers in the Region Of £69,950

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### Property Introduction

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within the town of Cleethorpes. Currently let to a tenant who pays £541 PCM presenting a 9.3% yield) The property may also be of interest to an owner occupier. Located within close proximity to many local amenities and schools as well as good road links. Internal viewing will reveal the lounge, dining room, kitchen, bathroom and three bedrooms. With gardens to the front and rear and the property also be benefits from uPVC double glazing and gas central heating. The current tenant would love to remain however the vendor is open to all buyers. IMAGES TAKEN BEFORE TENANT MOVED IN.

### Living Room

13' 9" x 10' 2" (4.18m x 3.10m)

Wood effect flooring. Magnolia painted walls. White painted skirting boards and ceiling. Bay window. Patterned wall paper chimney breast.

### Dining Room

13' 3" x 12' 6" (4.04m x 3.80m)

Wood effect flooring. Magnolia painted walls. White painted skirting boards and ceiling. Patterned wallpapered chimney breast. Single window.

### Kitchen

17' 9" x 7' 10" (5.42m x 2.40m)

Tiled flooring. Creme and wood effect units with roll worktops and tiled back splash. Cooker and hob. Windows and blinds. white sink basin and mixer tap.

### Bathroom

Tiled floor and walls. WC unit and bathtub. White singular sink with mixer taps. Window and net curtains.

### Bedroom 1

11' 2" x 14' 8" (3.41m x 4.46m)

Magnolia painted walls. Brown carpet. White painted skirting boards and ceiling. Window and curtain rail.

### Bedroom 2

12' 9" x 9' 0" (3.88m x 2.74m)

Magnolia painted walls. Brown carpet. White painted skirting boards and ceiling. Window and curtain rail.

### Bedroom 3

10' 0" x 7' 10" (3.06m x 2.40m)

Magnolia painted walls. Brown carpet. White painted skirting boards and ceiling. Window and curtain rail.

**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.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

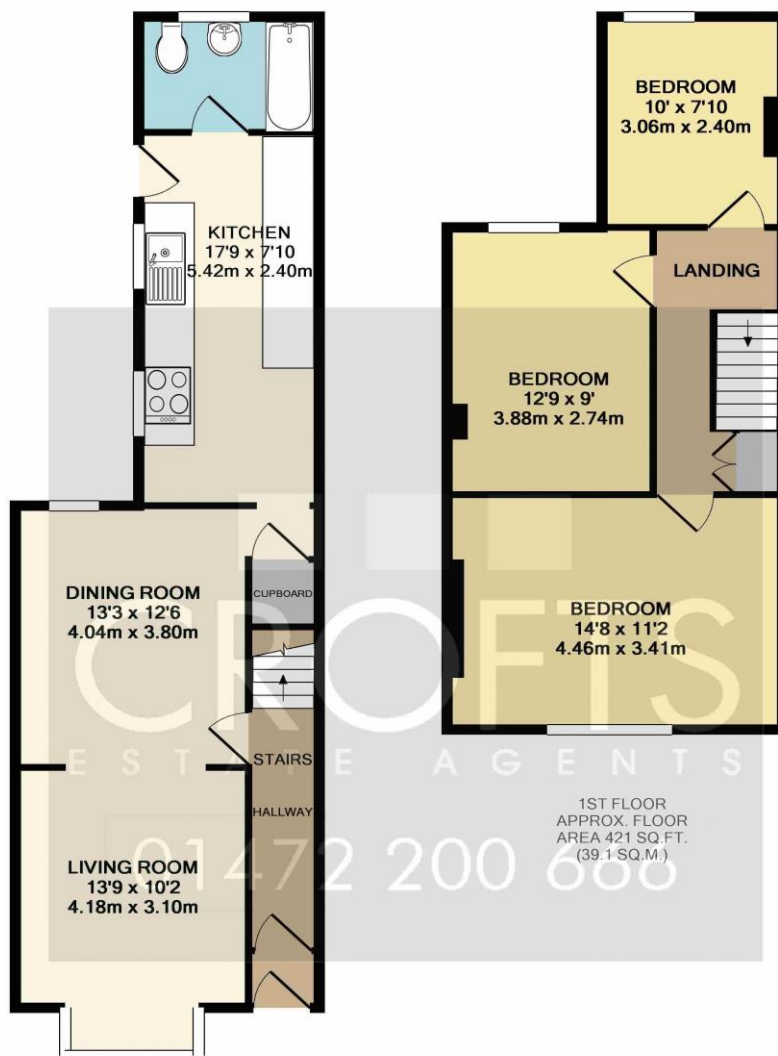
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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**  
APPROX. FLOOR  
AREA 514 SQ. FT.  
(47.7 SQ. M.)

**TOTAL APPROX. FLOOR AREA 935 SQ. FT. (86.8 SQ. M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

