



CROFTS ESTATE AGENTS

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



Oxford Street

Cleethorpes
DN35 8RG

Offers in the Region Of
£134,950

Crofts Estate Agents are delighted to bring to the market this charming and well-presented three-bedroom mid-terraced property, situated in one of the area's most sought-after locations. Just a short distance from the resort's beachfront and a wide range of local amenities and shops, this home is ideally positioned for convenience and lifestyle. Early viewing is highly recommended. The property benefits from gas central heating and uPVC double glazing throughout. The internal layout includes an entrance hallway, a lounge, a sitting room, and a kitchen that opens into a dining area at the far end. Upstairs, there are three bedrooms and a family bathroom. Externally, the property boasts both front and rear gardens, with the rear garden enjoying a sunny aspect that's perfect for outdoor relaxation.

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 :

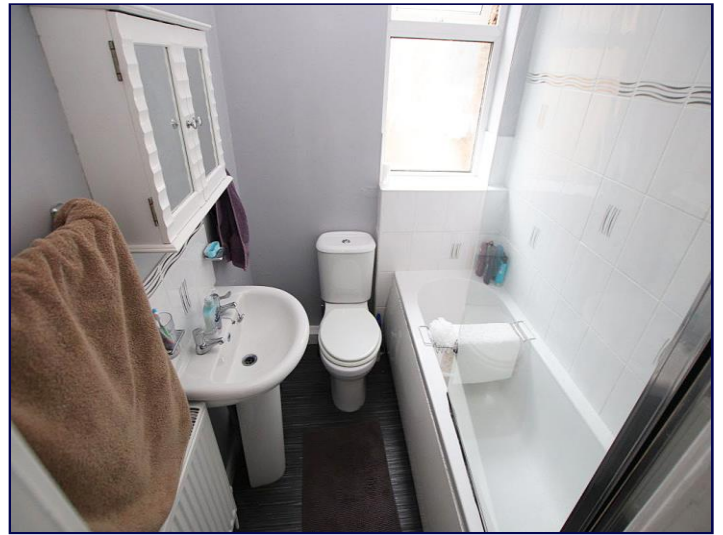
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Entrance Porch

uPVC double glazed entry door with two adjoining glazed panels. Inner door to the hallway.

Hallway

Pleasantly presented and having coving to the ceiling. Staircase to the first floor. Central heating radiator.

Lounge

13' 4" into bay x 10' 5" (4.058m x 3.185m)

Offering walk in uPVC double glazed bay window to the front elevation. Central heating radiator. Living flame gas fire with surround.

Sitting Room

14' 1" x 14' 0" (4.288m x 4.258m) maximums

uPVC double glazed window to the rear elevation. Living flame gas fire. Central heating radiator.

Kitchen

12' 2" x 8' 7" (3.716m x 2.625m)

The kitchen has a uPVC double glazed window to the side elevation and is equipped with a range of pleasant wall and base units with complementary work surfacing with inset stainless steel

sink and drainer. Splashback tiling. Gas cooker with filter hood over. Plumbing for a washing machine. Opens to the dining area.

Dining/Breakfast room

6' 8" x 8' 8" (2.035m x 2.642m)

uPVC double glazed window to the rear elevation along with a side entry door. Central heating radiator.

First Floor Landing

Loft access to the ceiling, then providing access to all bedrooms and the bathroom.

Bedroom One

10' 11" x 13' 11" (3.329m x 4.253m)

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

Bedroom Two

10' 11" x 10' 0" (3.334m x 3.059m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. central heating radiator.

Bathroom

5' 10" x 5' 4" (1.771m x 1.634m)

With a uPVC double glazed window, the bathroom is equipped with a pedestal wash hand basin, close coupled w.c and a panelled

bath with screen and shower fitment. Splashback tiling. Central heating radiator.

Bedroom Three

6' 6" x 8' 8" (1.970m x 2.643m)

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

Outside

The property benefits from gardens to the front and rear elevations, with the rear garden being relatively low maintenance and enjoying a sunny aspect.

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

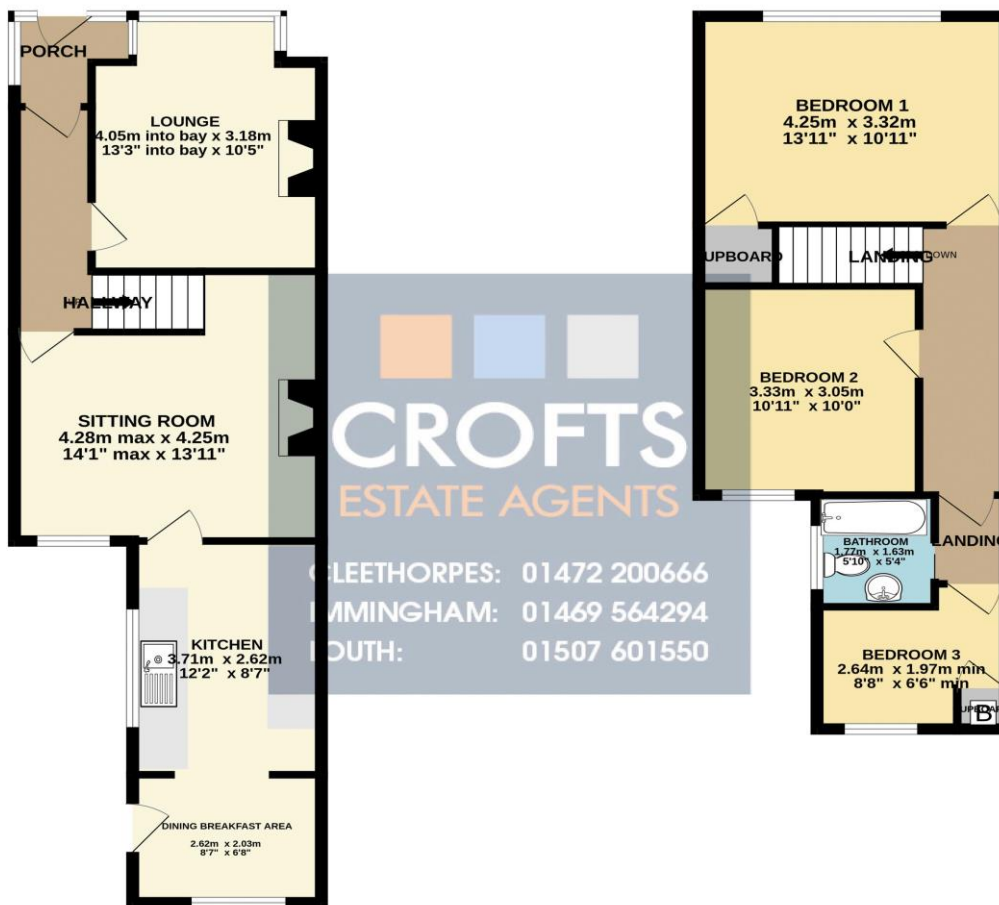
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
48.8 sq.m. (525 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA: 90.8 sq.m. (977 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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