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



Humberston Road

Cleethorpes
DN35 0PH

Offers in the Region Of £149,995

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Property Introduction

Early viewing is strongly recommended for this delightful two-bedroom semi-detached bungalow, ideally situated in a popular and highly sought-after residential area. Offered with no forward chain, this home features a welcoming kitchen, spacious lounge, two bedrooms, a lobby area, conservatory, and a bathroom. The property benefits from front and rear gardens, off-road parking, and a storage shed/workshop in the rear garden. Additional features include gas central heating and uPVC double glazing throughout.

Lounge

18' 7" x 9' 8" (5.661m x 2.954m)

uPVC double glazed bay window to the front elevation and two further double glazed windows to the side. Coving to the ceiling. Electric fire and surround. Central heating radiator.

Bedroom One

14' 1" into bay x 9' 8" (4.283m x 2.937m)

Offering uPVC double glazed bay window to the front elevation. Coving and loft access to the ceiling. Dado rail to the walls. Varnished floorboards. Central heating radiator.

Bedroom Two

7' 6" x 10' 1" (2.293m x 3.073m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator. Laminate flooring.

Kitchen

10' 6" x 9' 8" (3.208m x 2.939m)

uPVC double glazed entry door and window to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Integrated oven and four ring electric hob. Plumbing for a washing machine. Gas boiler. Tiled flooring.

Lobby/Breakfast Area

7' 8" x 5' 8" (2.341m x 1.723m)

uPVC double glazed window to the rear elevation and entry doors to the bathroom and conservatory.

Bathroom

5' 6" x 6' 11" (1.667m x 2.098m)

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

Conservatory

14' 2" x 9' 10" (4.310m x 3.005m)

With tiled flooring and having uPVC double glazed windows and a French door out to the rear garden.

Outside

The property has established gardens to the front and rear elevations, with the front benefiting from off road parking. The rear garden has patio area, lawn complemented with established shrubs and plants and a workshop.

Workshop

7' 8" x 14' 4" (2.340m x 4.380m)

Ideal for use as a storage shed/workshop or conversion into a garden room.

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 B: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
62.3 sq.m. (671 sq.ft.) approx.



TOTAL FLOOR AREA: 62.3 sq.m. (671 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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