



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



Cottesmore Road

Cleethorpes
DN35 0RY

Monthly Rental of £795,
Deposit of £915

Crofts are pleased to present this stunning two bedroom family home to the rental market. Immaculate both inside and out the property boasts an open plan kitchen area and a downstairs WC. Upstairs comprises of; family bathroom and two good sized bedrooms. The property also has an allocated off road parking space to the rear. With easy access to both Grimsby and Cleethorpes town centres the property also benefits from being located close to the Tesco's Superstore. The property comes with uPVC windows and doors, Gas central heating and neutral decor throughout. Working tenants & families preferred, No pets or smokers. Council tax band C - EPC rating C.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

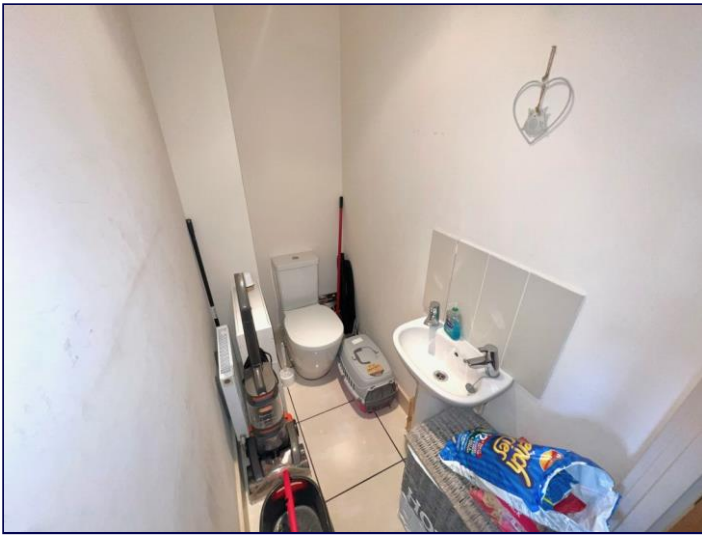
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Front garden

There is a flowerbed area to the front of the property, and also the added benefit of an allocated car parking space to the side.

Lounge

15' 9" x 12' 6" (4.8m x 3.8m)

Neutrally decorated lounge with carpet throughout, uPVC double glazed window to the front elevation and centrally heated radiator.

Kitchen

8' 7" x 12' 6" (2.61m x 3.8m)

Beautifully fitted kitchen complete with magnolia kitchen units, gas hob, and electric oven. uPVC double glazed window to the rear and a rear door.

Bedroom one

11' 10" x 12' 6" (3.6m x 3.8m)

Neutrally decorated bedroom with uPVC double glazed window and centrally heated radiator. There is a storage cupboard built in to the room.

Bedroom two

12' 6" x 7' 7" (3.8m x 2.3m)

Neutrally decorated bedroom with uPVC double glazed window and centrally heated radiator.

Family bathroom

6' 11" x 4' 7" (2.11m x 1.4m)

Fully fitted bathroom with bath tub, shower, low flush WC and hand basin.

Rear Garden

Fully fenced rear garden with access gate, largely laid to lawn and fantastic views over the field behind.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

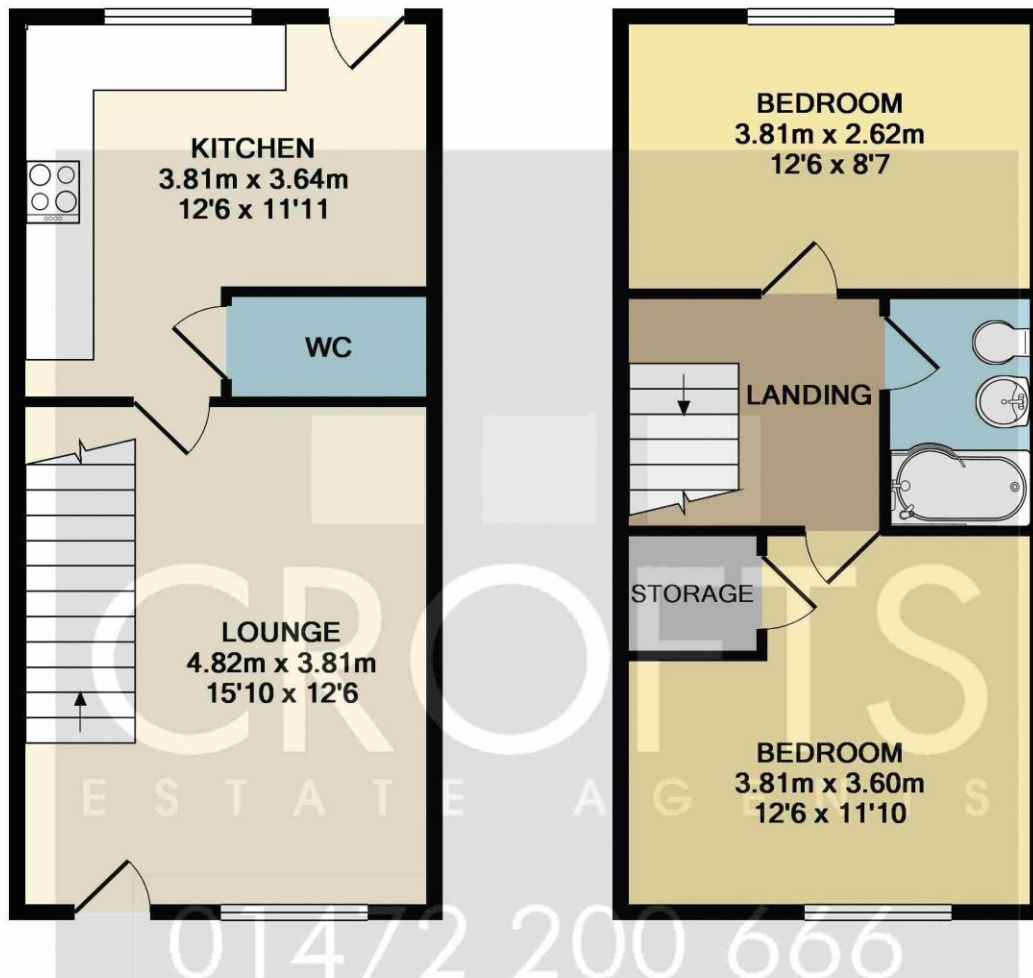
Property Management

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
 APPROX. FLOOR
 AREA 32.2 SQ.M.
 (347 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 32.2 SQ.M.
 (347 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.5 SQ.M. (694 SQ.FT.)

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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