



# 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



## Sea View Street FFF (b)

Cleethorpes  
DN35 8HY

Monthly Rental Of £650  
Deposit Of £725

Coming to the market to let is this superbly presented and purposely converted two bedroom first floor flat. Converted from a period terrace property only a few years ago the property still has the feel and look of a new conversion. Within a stones throw of Cleethorpes Cafe and Restaurant Sea View Quarter the property couldn't be better placed for the young professional or retired couple to enjoy that benefit plus of course the gorgeous promenade that's also very close and easily accessible. The property briefly comprises communal entrance hall and porch, stairs and landing, kitchen, lounge dining room, two bedrooms and bathroom with shower over bath. Outside the property has neat low maintenance frontage with off-road parking for a small car to the rear on gravel drive. Please note the property is on the market for sale and any prospective tenants would need to allow access for viewings. Enquire within for further details.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Email: Immingham :

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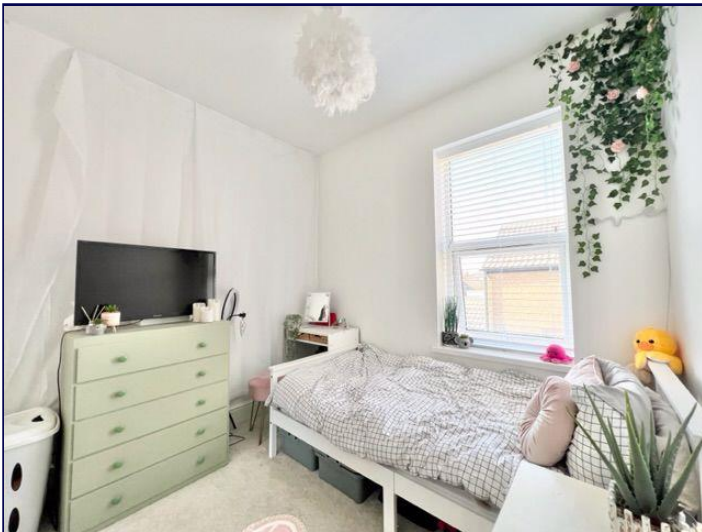
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#### **Communal Porch**

uPVC glazed door to short porch with grey carpet and half tiled walls with white decor over.

#### **Communal Entrance hall**

Original wood frosted front door to hallway with doors to both flats. The area has grey carpet, cream decor and pendant light.

#### **Stairs and landing**

Stairs to split level landing have a light stone colour carpet, white decor, two loft access hatches and two pendant lights

#### **Lounge diner**

12' 10" x 12' 7" (3.92m x 3.83m)

A spacious lounge dining area open plan to the kitchen has two uPVC windows to the front, cream stone colour carpet, white decor, radiator and pendant light.

#### **Kitchen**

13' 10" x 6' 7" (4.21m x 2.00m)

A matte grey kitchen has wood effect work top over, stainless steel sink drainer, electric hob with extractor over, electric oven grill, space for tall fridge freezer, washing machine and dishwasher, uPVC window to the side, wood effect vinyl floor, radiator and pendant light

#### **Bedroom One**

10' 5" x 7' 6" (3.17m x 2.28m)

The largest bedroom to the rear of the property has uPVC window, white decor, cream stone colour carpet, radiator and pendant light.

#### **Bedroom Two**

8' 8" x 7' 7" (2.65m x 2.32m)

A smaller single bedroom has uPVC window to the side, cream stone colour carpet, radiator and pendant light.

#### **Family Bathroom**

5' 11" x 7' 10" (1.80m x 2.39m)

The bathroom has matching white three piece suite with P shaped bath having shower over and curved glass screen. The room has cream brown splash back tiling, white decor, herringbone wood effect vinyl floor, frosted uPVC window, chrome towel radiator, extractor and ceiling light.

#### **Rear parking area**

The rear has off road parking for one small car on low maintenance open fronted gravel driveway.

#### **Front garden**

The front garden has slab path to the communal front door, gravel low maintenance garden, low wall with railings and iron gate to pavement.

**Tenure**

Believed to be Leasehold, 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](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**

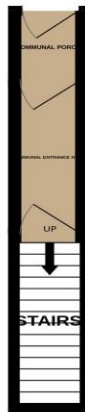
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
6.6 sq.m. (71 sq.ft.) approx.

1ST FLOOR  
55.1 sq.m. (592 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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TOTAL FLOOR AREA : 61.7 sq.m. (664 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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