



CROFTS ESTATE AGENTS

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



3 Jenner Place

Cleethorpes
DN35 7PF

Monthly Rental of £695,
Deposit of £801

Decorated to a high standard, this spacious end terrace is ideally located for local schools and bus routes. The property offers two double bedrooms, first floor bathroom, and modern kitchen diner. There is a further reception room with neutral decoration and laminate flooring. There is an enclosed rear garden. Working tenants only. Deposit £650. Council Tax Band A and Energy Performance Rating E.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Fax: 01472 200 119



Front Garden

Walled to all boundaries with side access gate.

Lounge

12' 0" x 14' 8" (3.66m x 4.48m)

Neutrally presented lounge with a feature fireplace.

Dining Room

11' 10" x 13' 5" (3.60m x 4.08m)

Neutrally presented dining room with added under stairs storage.

Kitchen

8' 1" x 11' 4" (2.47m x 3.45m)

Fully fitted kitchen with gas hob and electric oven. There is also the added benefit of a breakfast bar.

Downstairs WC

6' 11" x 2' 11" (2.10m x 0.88m)

The property has the added benefit of a downstairs WC.

Bedroom one

15' 5" x 11' 2" (4.71m x 3.41m)

Neutrally decorated bedroom.

Bedroom two

13' 4" x 9' 4" (4.07m x 2.84m)

Neutrally decorated bedroom with built in storage cupboard.

Rear Garden

Walled to all boundaries with rear access gate, the garden is easily maintained with artificial grass and decking.

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

Property Management

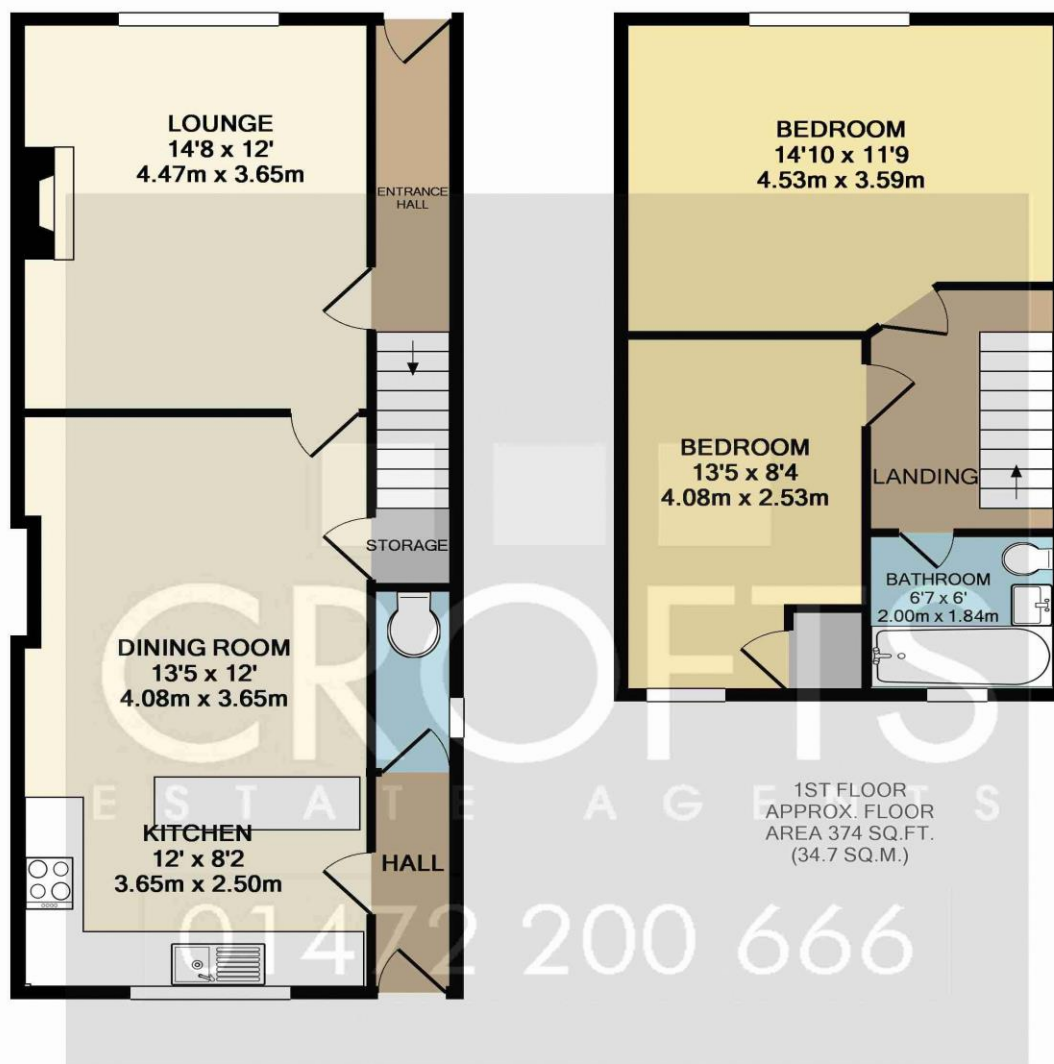
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 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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