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



Grimsby Road

Cleethorpes
DN35 8AH

Auction Guide Price £175,000

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Property Introduction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). NO CHAIN - Crofts estate agents are delighted to offer for sale this substantial semi detached property which has been lovingly maintained by the current owner over many years. Ideally positioned near to Cleethorpes's town centre with a wide variety of local amenities and schools as well as fantastic road links and bus links. The popular Cleethorpes's seafront is within a five minute walk and interested parties are advised to register their interest whilst they can. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility and WC all to the ground floor. The first floor reveals three bedrooms, all being good doubles and a bathroom. Externally there are gardens to the front and rear with ample off road parking. The property also benefits from uPVC double glazing and gas central heating. There is even a lovely summer house in the rear garden is an ideal retreat from the sunshine.

Entrance Hall

Entering the property reveals a welcoming space with a radiator and a tiled floor.

Lounge

13' 8" x 11' 6" (4.16m x 3.50m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and wooden flooring.

Dining Room-Sitting area

18' 3" x 10' 3" (5.57m x 3.12m max)

A lovely sized room an ideal for a dining table and sofa's, with French doors to the rear elevation, a radiator and wooden flooring.

Kitchen

17' 3" x 7' 4" (5.27m x 2.24m)

The kitchen has a window to the side elevation, a tiled floor and an extensive range of fitted units and counter space with a twin sink and an electric oven and gas hob with an extractor over.

Utility room

6' 7" x 4' 9" (2.01m x 1.45m)

The utility room has a door to the side elevation, an opaque window to the rear, a tiled floor and plumbing for a washing machine.

WC

6' 7" x 2' 7" (2.01m x 0.78m)

The WC has an opaque window to the rear elevation, a tiled floor, a WC and a basin.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 6" x 10' 3" (3.80m x 3.13m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

17' 2" x 7' 5" (5.24m x 2.25m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 7" x 6' 1" (2.61m x 1.85m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a mains shower and glass screen.

Summer House

12' 5" x 15' 9" (3.78m x 4.80m)

The summer house has windows and French doors as well as electrics. An ideal place to hide from the sun, relax after a long day or even to adapt to a place to work.

Outside

The rear garden is enclosed by perimeter fencing with a lawn and both a patio and decked area, both ideal for alfresco dining. It is a south west facing garden.

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.

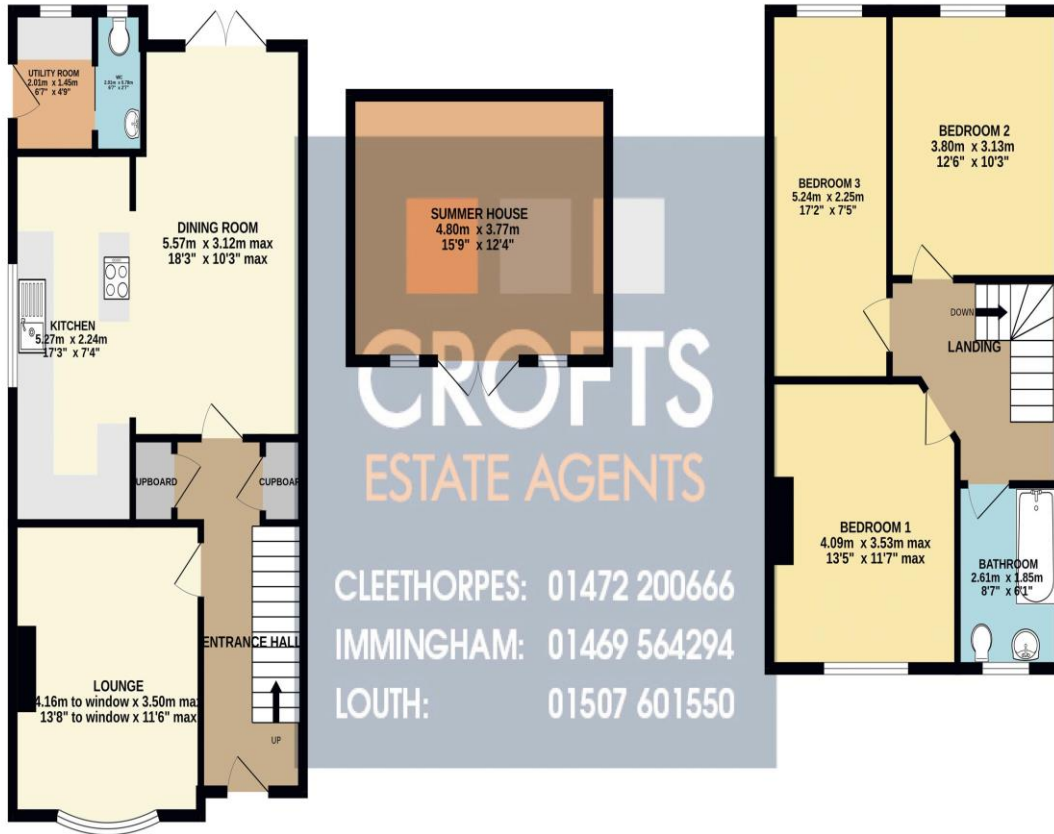
Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.vcc.gov.uk/cti



GROUND FLOOR
77.4 sq.m. (833 sq.ft.) approx.

1ST FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA: 127.4 sq.m. (1371 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.