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



Blundell Avenue

Cleethorpes
DN35 7RJ

Offers in the Region Of £99,950

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Property Introduction

Offered for sale with a long-term tenant in situ, this spacious three-bedroom mid-terrace property on the ever-popular Blundell Avenue in Cleethorpes presents an excellent investment opportunity. Currently generating a rental income of £520 per calendar month, the property has been occupied by the same reliable tenant for approximately eight years, providing immediate and established returns for prospective landlords. The accommodation is well-proportioned throughout and briefly comprises a welcoming entrance hallway leading into a comfortable lounge, ideal for everyday living. A separate dining room provides additional reception space and flows through to the fitted kitchen, offering ample storage and workspace. Completing the ground floor is the family bathroom. To the first floor are three generous double bedrooms, all of which offer excellent space and flexibility for a range of living arrangements. The layout makes the property particularly appealing to families and tenants seeking larger accommodation. Externally, the property benefits from gardens to both the front and rear. The front garden provides an attractive approach to the home, while the rear garden offers a private outdoor space that can be enjoyed throughout the year. Situated within a well-established residential area of Cleethorpes, the property is conveniently located for local amenities, schools, transport links and the town centre, making it a consistently desirable rental location. An ideal addition to any investment portfolio, this property offers a rare opportunity to acquire a tenanted home with a proven rental history and immediate income from day one.

Entrance Hall

Entering into the property reveals a radiator and carpeted floor.

Lounge

11' 5" x 9' 10" (3.49m x 2.99m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. The dining room then flows from the lounge.

Dining Room

13' 2" x 12' 3" (4.02m x 3.74m)

The dining room has a window to the rear elevation, a radiator and carpeted floor.

Kitchen

10' 7" x 7' 5" (3.23m x 2.27m)

The kitchen has a window to the side elevation, a tiled floor and a range of fitted units to base and eye level. There is a sink and drainer, complimentary tiling, plumbing for a washing machine, an electric oven and hob with extractor over.

Lobby

A small lobby area off the kitchen reveals a door to the rear garden.

Bathroom

9' 1" x 8' 0" (2.78m x 2.44m)

The bathroom has two opaque windows to the side elevation, a radiator and tiled floor. There is a FOUR piece suite with a WC, basin, bath and shower cubicle with a mains operated shower.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

10' 8" x 13' 3" (3.25m x 4.03m)

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

Bedroom Two

12' 3" x 8' 0" (3.73m x 2.45m)

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

Bedroom Three

10' 4" x 7' 11" (3.14m x 2.41m)

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

Outside

Externally there are low maintenance gardens to front and rear.

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 : 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.

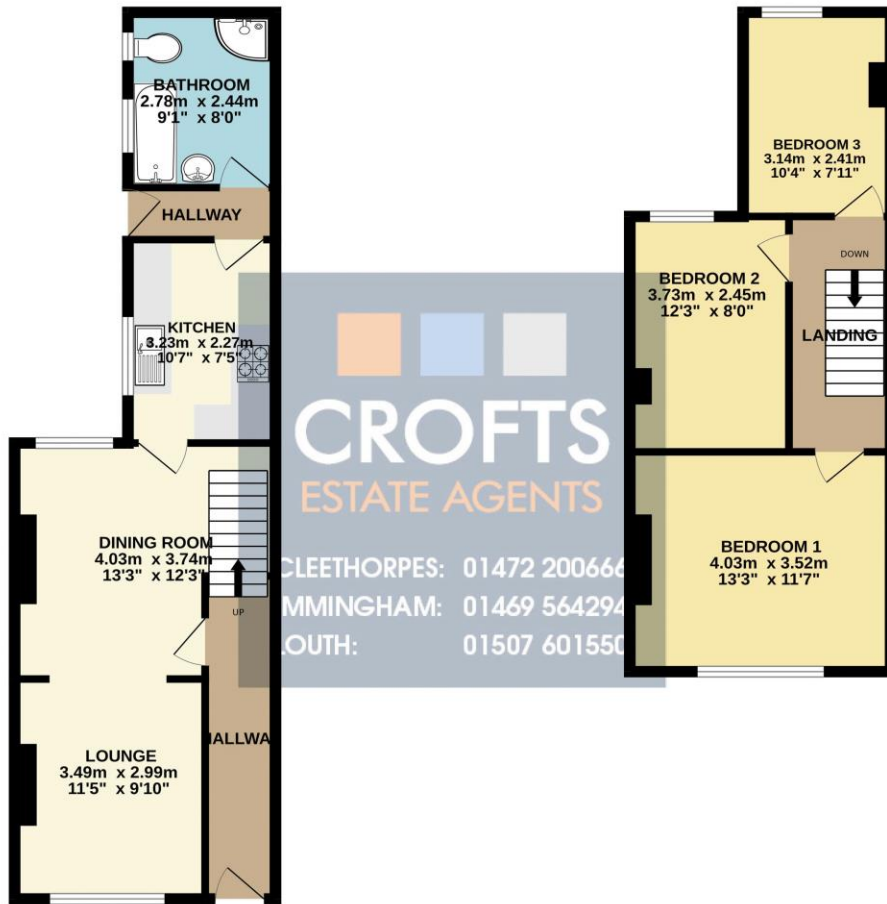
Property Management

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.



GROUND FLOOR
43.9 sq.m. (472 sq.ft.) approx.

1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 79.5 sq.m. (856 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		85 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.