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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 £67,000

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Property Introduction

Offered for sale with no forward chain, Crofts are delighted to bring to the market this attractive two-bedroom mid-terrace property, ideal for first-time buyers and investors alike. Benefitting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises an entrance hallway, a lounge opening into a versatile sitting/dining room, and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property enjoys both front and rear gardens, providing useful outdoor space. Early internal viewing is highly recommended to fully appreciate all that this property has to offer.

Lounge

11' 8" x 9' 11" (3.56m x 3.01m)

With uPVC double glazed bay window to the front elevation, the lounge is neutrally decorated and has coving to the ceiling. Laminate flooring. Living flame gas fire (not tested) with surround. The lounge then opens to the dining / living room.

Sitting/ Dining Room

12' 6" x 10' 5" (3.81m x 3.17m)

uPVC double glazed window to the rear. Coving to the ceiling. Central heating radiator. Laminate flooring.

Kitchen

7' 11" x 10' 7" (2.41m x 3.22m)

Fitted with a range of wall and base units incorporating contrasting work surfaces with tiled splashbacks. Featuring a stainless steel sink and drainer with mixer tap, integrated electric oven with four-ring gas hob and extractor hood above. Benefitting from ample preparation space, uPVC double-glazed window providing natural light, radiator, vinyl tiled-effect flooring and a uPVC door giving access to the rear garden. Space is also available for additional white goods with plumbing for a washing machine.

W.C

Fitted with a low-flush WC and wall-mounted wash hand basin. Benefitting from a uPVC double-glazed frosted window providing natural light and privacy, radiator, and vinyl tiled-effect flooring. A useful addition to the ground floor accommodation.

First Floor Landing

First-floor landing with carpeted flooring and spindle balustrade staircase. Providing access to both bedrooms and the family bathroom, the landing also benefits from loft access and a useful airing/storage cupboard.

Bedroom 1

13' 5" x 11' 6" (4.09m x 3.51m)

A spacious double bedroom situated to the front of the property, benefiting from a large uPVC double-glazed window allowing for plenty of natural light. Featuring laminate flooring, radiator and ample space for a range of bedroom furniture, making this a comfortable principal bedroom.

Bedroom 2

12' 6" x 8' 0" (3.80m x 2.43m)

A well-proportioned second bedroom overlooking the rear of the property, featuring a uPVC double-glazed window, radiator and carpeted flooring.

Bathroom

10' 2" x 7' 11" (3.10m x 2.42m)

Generously sized bathroom fitted with a three-piece suite comprising a panelled bath with glazed shower screen and shower over, pedestal wash hand basin and low-flush WC. Complemented by part tiled walls, vinyl flooring, radiator and a uPVC double-glazed frosted window allowing for natural light whilst maintaining privacy. The room also houses the wall-mounted gas combination boiler.

Outside

The property is approached via a gated pathway leading to the front entrance, with a low-maintenance front garden enclosed by brick wall boundaries. To the rear, the property enjoys an enclosed garden offering excellent potential for landscaping and enhancement. The garden is predominantly laid to lawn, together with a paved patio area adjoining the property, providing an ideal space for outdoor seating and entertaining. A rear access gate completes the outdoor accommodation.

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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

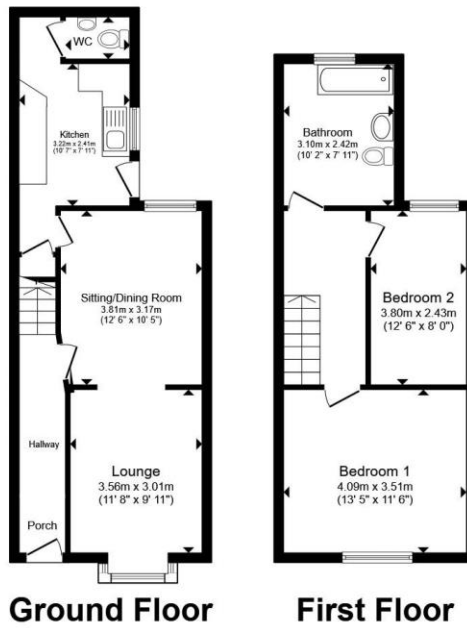
Free Valuations

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.





Total floor area 78.2 m² (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

