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



Fisher Place

Cleethorpes
DN35 7UD

Offers in the Region Of £124,950

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Property Introduction

Offered for sale with no forward chain, this semi-detached property located on Fisher Place in Cleethorpes presents an excellent opportunity for buyers seeking a home they can modernise to their own taste and style. Requiring a scheme of updating throughout, the property offers great potential for improvement and value enhancement. The accommodation briefly comprises a welcoming lounge which opens through to a dining area, creating a versatile and sociable living space. The kitchen is positioned to the rear of the property and provides access to the garden, with scope to redesign or extend subject to the necessary permissions. To the first floor are three well-proportioned bedrooms along with a family bathroom. Outside, the property benefits from a driveway providing off-road parking, along with gardens to both the front and rear, ideal for outdoor enjoyment or further landscaping. Situated within a popular residential area, the property is conveniently placed for local amenities, schools, and transport links. This is an ideal purchase for first-time buyers, investors, or those looking for a renovation project with plenty of potential.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also an under stairs cupboard.

Lounge

13' 0" x 9' 11" (3.96m x 3.03m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

10' 4" x 12' 2" (3.14m x 3.72m)

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

Kitchen

12' 1" x 7' 6" (3.69m x 2.28m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and access to the pantry.

First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

10' 9" x 9' 11" (3.27m x 3.03m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

10' 4" x 9' 1" (3.14m x 2.76m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m)

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

Bathroom

6' 1" x 5' 5" (1.86m x 1.64m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Outside

With off road parking to the front and also a lawn with a path to the front door. There is a gate to the side which leads to the rear garden. The rear garden has a lawn, established shrubs and a low maintenance area. There is also a shed and perimeter walls and fencing.

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

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

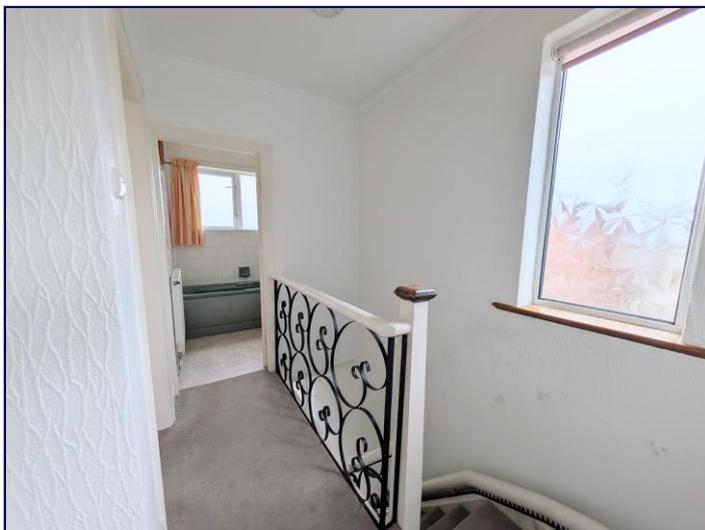
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

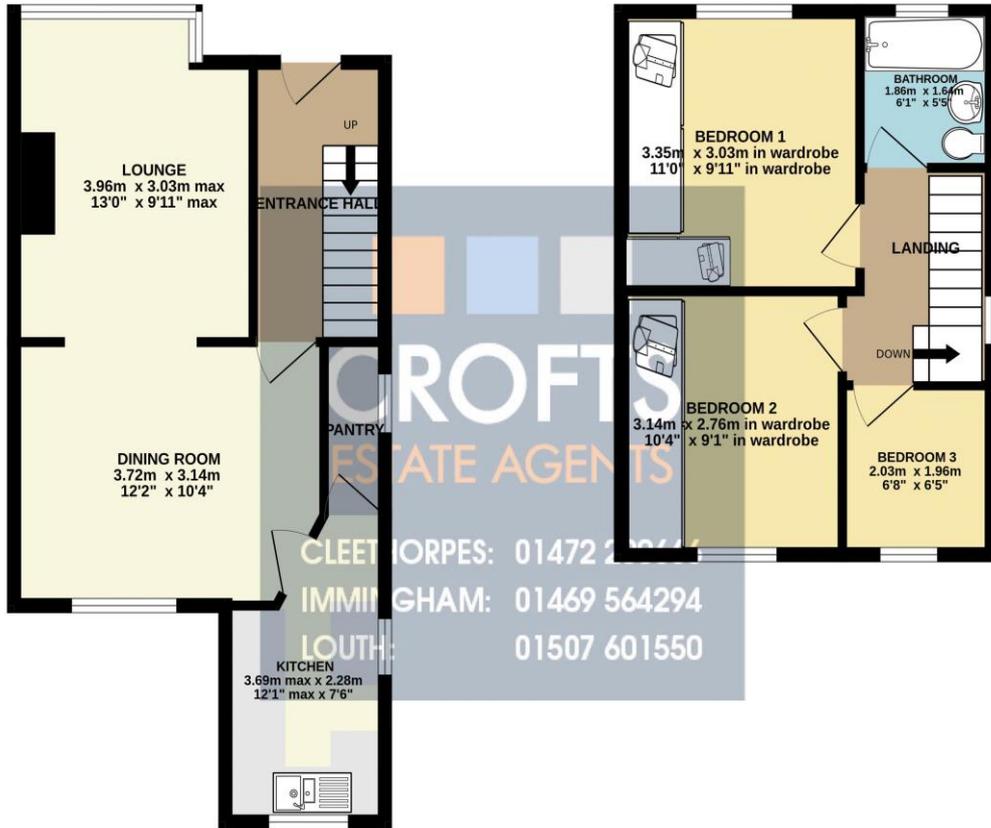
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
36.7 sq.m. (395 sq.ft.) approx.

1ST FLOOR
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (724 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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