



CROFTS ESTATE AGENTS

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



Cambridge Street

Cleethorpes
DN35 8HB

Offers in the Region Of £134,950

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Property Introduction

Crofts Estate Agents are delighted to bring to market this generously sized three-bedroom end-of-terrace home, ideally situated in the heart of Cleethorpes. Just a short stroll from the High Street, St Peter's Avenue, and the picturesque seafront, this property offers both convenience and lifestyle appeal. Internally, the home boasts a spacious open-plan lounge and dining area that flows seamlessly into a well-appointed kitchen. The kitchen features a breakfast bar, integrated oven, hob, and extractor fan—perfect for modern living. Completing the ground floor is a bright conservatory and a convenient downstairs WC. Upstairs, the property offers three well-proportioned double bedrooms and a contemporary family bathroom, complete with a white three-piece suite and a separate shower cubicle. Outside, the front and rear gardens are designed for low maintenance, making this home ideal for busy professionals, investors, or first-time buyers. Additional benefits include UPVC double glazing and gas central heating throughout. This property presents a fantastic opportunity as a first home, investment, or potential Airbnb.

Entrance hall

16' 11" x 3' 3" (5.16m x 1.00m)

A long entrance hall has frosted uPVC door to the front, wood laminate flooring, grey walls to coving, radiator with cover and three down lights.

Lounge

13' 0" x 11' 1" (3.96m x 3.39m)

With neutral decor to coving, wood laminate flooring, floating uPVC bay window with blinds, radiator, pendant light and radiator. The room is open plan to the dining room.

Dining room

12' 10" x 11' 9" (3.92m x 3.57m)

The dining room has uPVC window to the rear with blinds, wood laminate flooring, two tone decor to coving, radiator and ceiling light.

Kitchen breakfast room

16' 9" x 9' 5" (5.11m x 2.87m)

The kitchen has grey wall and base units with granite effect work ups over, white tiled splash backs, one and a half sink drainer, gas hose with extractor, oven grill, space for washing machine and tall fridge freezer, uPVC window with blind, uPVC frosted door, get tiled floor, radiator, built in storage, eight down lights.

Cloakroom

4' 5" x 4' 0" (1.34m x 1.23m)

With white WC and sink, grey tiled floor, half tiled white walls with white decor over, ceiling light, frosted uPVC window and chrome towel radiator.

Conservatory

17' 4" x 7' 7" (5.28m x 2.30m)

A large brick based conservatory has uPVC windows and roof with fitted blinds, grey tiled floor, two wall lights and radiator.

Stairs and landing

with light brown carpet, grey decor to coving and three down lights.

Bedroom One

13' 0" x 15' 7" (3.96m x 4.74m)

A large main bedroom has uPVC window to the front with blind, neutral decor to coving, light brown carpet, radiator and pendant light.

Bedroom Two

13' 0" x 9' 6" (3.96m x 2.90m)

The second bedroom has two tone decor to coving, pendant light, light brown carpet, radiator and pendant light.

Bedroom three

11' 5" x 9' 5" (3.48m x 2.88m)

A good sized third bedroom has wood laminate flooring, white decor, uPVC window to the rear, radiator and five down lights.

Family Bathroom

9' 10" x 6' 2" (3.00m x 1.88m)

The bathroom has a three piece white suite with separate enclosed shower cubicle, fully tiled walls and floor, uPVC frosted window, coving, chrome towel radiator, extractor and five down lights.

Front garden

A low maintenance concrete front garden is enclosed with mid height walls and timber gate to the front and side.

Rear garden

A smart well presented south facing low maintenance rear garden has well laid slab and block paved patio area with astro turf lawn area all enclosed and private with tall fencing and walls. A timber gate leads to the rear alleyway.

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.

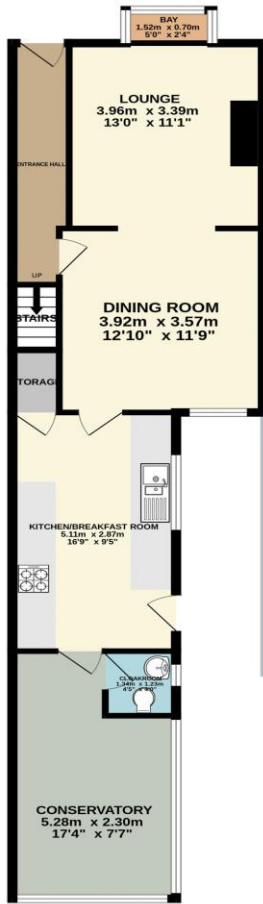
Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

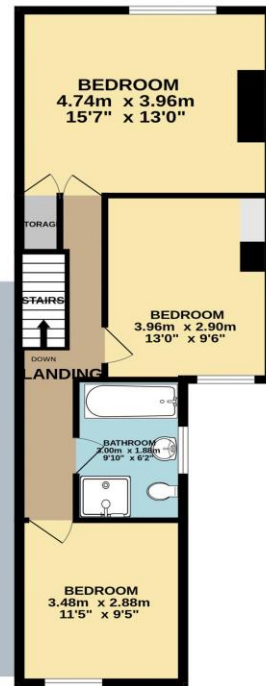
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



GROUND FLOOR
64.8 sq.m. (698 sq.ft.) approx.



1ST FLOOR
52.2 sq.m. (562 sq.ft.) approx.



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TOTAL FLOOR AREA: 117.0 sq.m. (1260 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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