CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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

Freeston Street

Cleethorpes
DN35 7PD

£70,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: info@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Property Introduction
ATTENTION INVESTORS Crofts are pleased to present to the market this unusual property comprising of a two bedroom detached house located in this established area. The property is currently tenanted with the current tenants showing a strong interest in remaining and currently paying £495pcm. The accommodation offers double glazing and central heating and briefly comprises entrance hall, lounge, kitchen, landing, two bedrooms and a bathroom. The property only has a small front garden so offers very little maintenance for the tenants. The property would benefit from some remedial works and therefore viewing is advised.

Entrance Hallway
4' 8" x 3' 8" (1.431m x 1.124m)
uPVC double glazed entry door to the front elevation. Borrowed light window.

Lounge
14' 6" x 11' 10" (4.414m x 3.603m)
uPVC double glazed bay fronted window to the front elevation. Coving and rose to the ceiling. Central heating radiator. Staircase to the first floor accommodation.

Kitchen
13' 4" x 9' 7" (4.058m x 2.930m)
uPVC double glazed window to the front elevation. The kitchen offers a good complement of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob. Splashback tiling. Plumbing for a washing machine. Tiled flooring. Central heating radiator.

First Floor Landing
Loft access. Central heating radiator.

Bathroom
6' 0" x 5' 4" (1.829m x 1.637m)
uPVC double glazed window to the side elevation. Fitted with a panelled bath with electric shower over, pedestal wash hand basin and close coupled w.c. Central heating radiator.

Bedroom One
11' 0" x 11' 10" (3.363m x 3.604m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two
7' 0" x 9' 8" (2.129m x 2.949m)
uPVC double glazed window to the front elevation. Central heating radiator. Cupboard housing the gas boiler.

Outside
The property just has a small yard to the front.

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 websitewww.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.

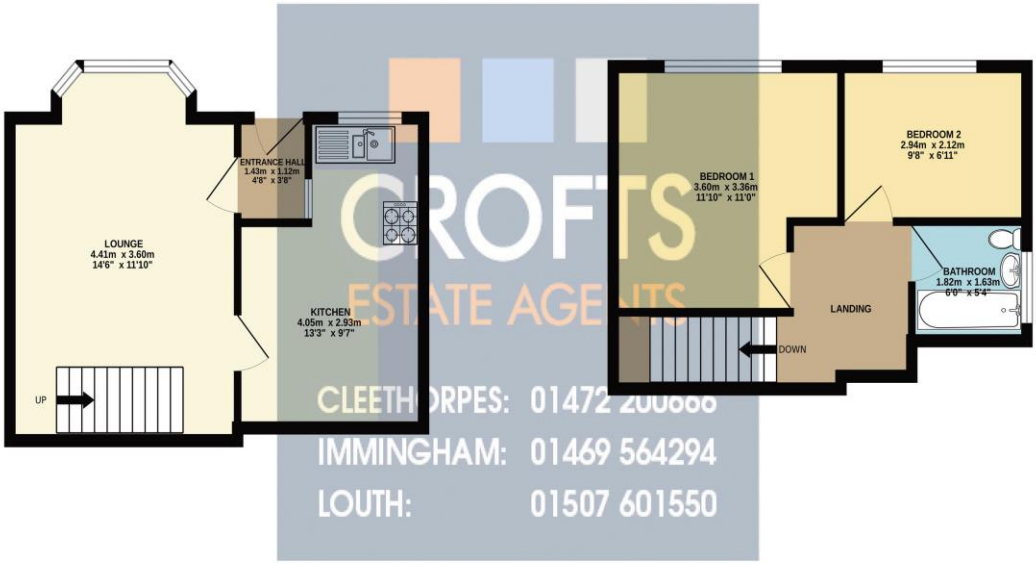
Mortgage and Financial Advice
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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 MORTAGE OR OTHER LOAN SECURED ON IT.

GROUND FLOOR
29.7 sq.m. (320 sq.ft.) approx.

1ST FLOOR
27.4 sq.m. (295 sq.ft.) approx.



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ESTATE AGENTS
CLEETHORPES: 01472 200866
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA : 57.1 sq.m. (615 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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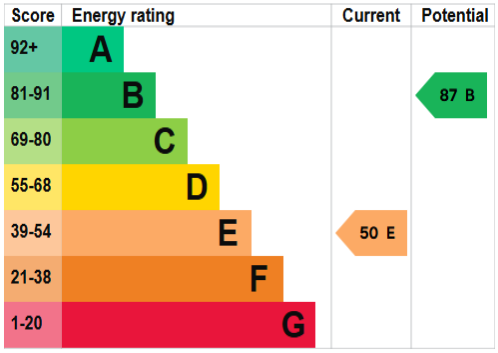

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