



# CROFTS ESTATE AGENTS

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



Barcroft Street

Cleethorpes  
DN35 7BG

Offers in the Region Of £65,000

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### Property Introduction

**Mid-Terraced Property | Two Double Bedrooms | No Onward Chain**  
A two-bedroom mid-terraced property situated on Barcroft Street in Cleethorpes, offered for sale with no onward chain. The property provides well-proportioned accommodation arranged over two floors and offers an excellent opportunity for buyers looking for a home they can update and personalise to their own requirements. The ground floor comprises a welcoming lounge-diner, a separate kitchen and an additional sitting room, providing useful and flexible living space for a variety of needs. To the first floor are two good-sized double bedrooms together with a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering outdoor space with scope for landscaping and improvement. The property would benefit from a scheme of updating and modernisation, but offers considerable potential for those looking to create a comfortable home to their own taste. Its layout and proportions make this an appealing opportunity for first-time buyers, investors or those seeking a project property. Early viewing is recommended to appreciate the accommodation and potential on offer. No onward chain. Two double bedrooms. Gardens front and rear. Scope for improvement.

### Entrance Hall

The entrance reveals a radiator.

### Lounge/Diner

23' 11" x 9' 11" (7.28m x 3.03m max)

The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and laminate flooring.

### Kitchen

15' 10" x 7' 5" (4.82m x 2.25m)

The kitchen has two windows to the side elevation, a radiator and a range of fitted units with a sink and drainer and plumbing for a washing machine.

### Sitting Room

9' 6" x 7' 5" (2.89m x 2.25m)

With a window to the rear elevation, door to the side and a radiator.

### First Floor Landing

The first floor landing has a radiator.

### Bedroom One

11' 7" x 13' 0" (3.53m x 3.97m)

Bedroom one has a window to the front elevation.

### Bedroom Two

12' 4" x 7' 6" (3.75m x 2.29m)

Bedroom two has a window to the rear elevation.

### Bathroom

15' 1" x 7' 2" (4.61m x 2.18m)

The bathroom has windows to the rear and side elevation, a built in cupboard and a WC, basin and bath.

**Outside**

With gardens to the front and rear elevation.

**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](http://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.

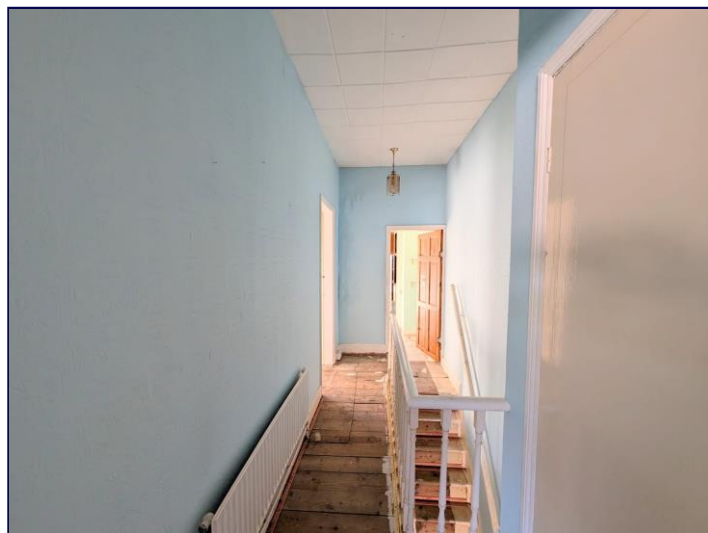
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

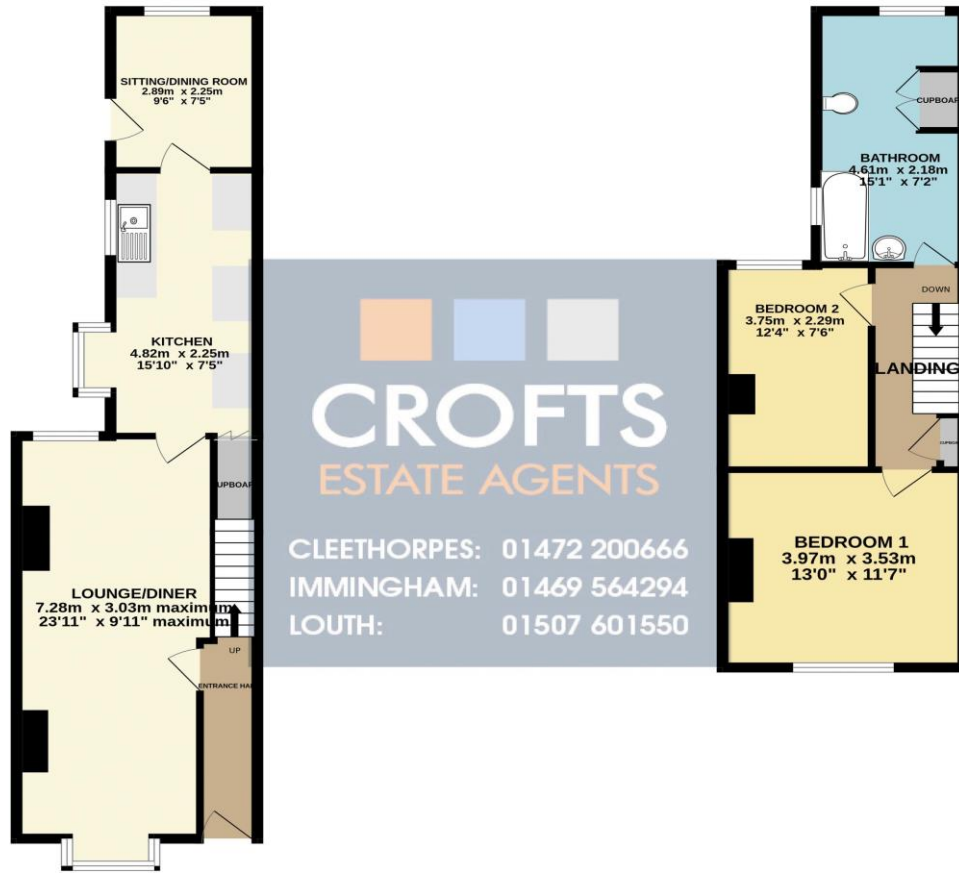
**Property Management**

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  
44.5 sq.m. (479 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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             |         | 77 C      |
| 55-68 | D             | 63 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 enquires, 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.

MS/SEQ/8768/08.26