



CROFTS ESTATE AGENTS

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



Phelps Street

Cleethorpes
DN35 7AS

Offers in the Region Of
£75,000

NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this spacious mid terrace property located within the town of Cleethorpes. Ideal for a first time buyer or young family this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road and bus links. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. With three double bedrooms to the first floor. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

11' 7" x 10' 4" (3.52m x 3.15m)

The lounge has a window to the front elevation and a radiator.

Dining Room

12' 6" x 10' 10" (3.80m x 3.31m)

The dining room has a window to the rear elevation, a radiator and access to the under stairs cupboard.

Kitchen

11' 11" x 8' 1" (3.62m x 2.46m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer and plumbing for a washing machine.

Lobby

6' 11" x 7' 6" (2.12m x 2.29m)

The lobby has a door to the side elevation and vinyl flooring.

Bathroom

9' 1" x 7' 7" (2.76m x 2.30m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and bath and also a separate shower area with an electric shower.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and a built in cupboard.

Bedroom One

11' 7" x 15' 3" (3.52m x 4.66m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 6" x 9' 10" (3.80m x 3.00m)

Bedroom two has a window to the rear elevation and a radiator.

Bedroom Three

12' 0" x 8' 2" (3.65m x 2.48m)

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

Outside

To the front there is low maintenance garden. The rear garden has a patio area and a lawn.

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.

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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

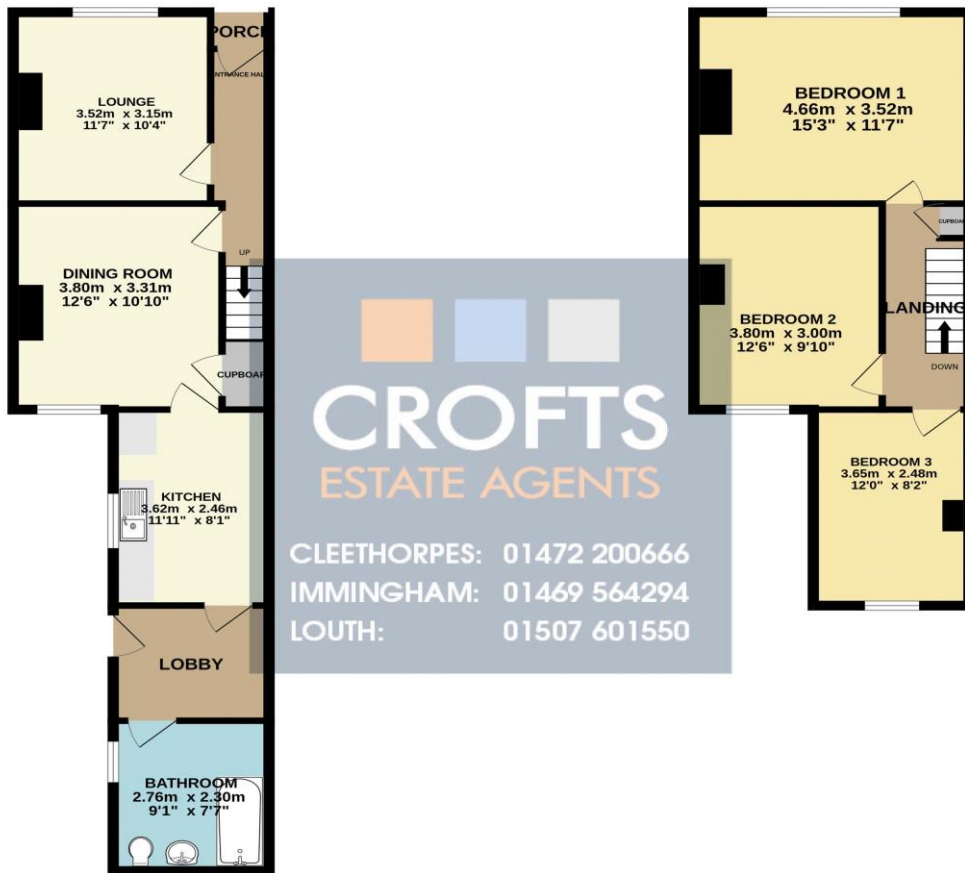
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (967 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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