



# CROFTS ESTATE AGENTS

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



Bark Street

Cleethorpes  
DN35 8RD

Offers in the Region Of £95,000

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### Property Introduction

Offered for sale with no forward chain, this mid-terrace property on Bark Street in Cleethorpes presents an excellent opportunity for first-time buyers, investors, or those seeking a project to make their own. Requiring a general tidy up and some cosmetic improvement, the property offers well-proportioned accommodation and plenty of potential to add value. The ground floor comprises a welcoming lounge to the front of the property, leading through to a separate dining room which provides an ideal space for family meals or entertaining. Beyond this is the kitchen, fitted with a range of units and offering access to the rear of the property. Completing the ground floor is the bathroom. To the first floor are two generous double bedrooms, both offering ample space for furnishings and benefiting from good natural light. Externally, the property enjoys a small enclosed courtyard-style garden to the rear, providing a low-maintenance outdoor space which could be enhanced to create a pleasant seating area. Situated within easy reach of Cleethorpes town centre, the seafront, local shops, schools and a range of amenities, the property is well placed for convenient day-to-day living. Excellent transport links are also nearby, making commuting straightforward. With vacant possession available upon completion and no onward chain to delay the process, this is an opportunity not to be missed. Early viewing is highly recommended to appreciate the potential on offer and to see how this property could be transformed into a comfortable home or rewarding investment.

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### Lounge

10' 11" x 11' 3" (3.33m x 3.42m)

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

### Stairs

Between the lounge and dining room are stairs to the first floor.

### Dining Room

10' 11" x 11' 3" (3.32m x 3.44m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Kitchen

The kitchen has a window and door to the side elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

### Bathroom

4' 6" x 7' 5" (1.37m x 2.26m)

The bathroom has an opaque window to the rear elevation, a WC, basin and a bath.

### Bedroom 1

10' 11" x 11' 3" (3.33m x 3.42m)

Bedroom one has a window to the front elevation, a radiator and fitted wardrobes.

**Bedroom 2**

10' 11" x 11' 3" (3.33m x 3.42m)

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

**Outside**

With a small low maintenance garden space to the rear.

**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)

**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.





Total floor area 62.0 m<sup>2</sup> (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | 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.