



# CROFTS ESTATE AGENTS

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



**115 St Heliers Road**

**Cleethorpes  
DN35 7LG**

Crofts are pleased to present this two bedroom property to the rental market. Recently decorated throughout, the property comprises of lounge, dining room, kitchen and downstairs bathroom. Upstairs has two double bedrooms, both neutral in colour. Benefiting from gas central heating and uPVC double glazing, this property is ideally located in Cleethorpes and is available now for viewings.

**Monthly Rental Of £575  
Deposit of £650**

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Fax: 01472 200 119





### Lounge

The lounge is the first room you enter in the property. Decorated in neutral colours throughout, it has a fitted carpet, gas central heating and uPVC windows.

### Dining Room

The dining room is in between the lounge and kitchen and also has the access to the stairs. Decorated in neutral colours throughout, it has a fitted carpet, gas central heating and uPVC windows.

### Kitchen

The kitchen is located to the rear of the property and has good unit space.

### Bathroom

The bathroom is fairly modern and benefits from bath/shower and has a nice 3 piece suite.

### Bedroom 1

The main bedroom is located to the front of the property and is decorated in neutral colours throughout, it has a fitted carpet, gas central heating and uPVC windows.

### Bedroom 2

The second bedroom located to the rear of the house is also a very good size and is decorated in neutral colours throughout, it has a fitted carpet, gas central heating and uPVC windows.

**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.

**Viewing**

By appointment only, telephone 01472 200666

**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 office on 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

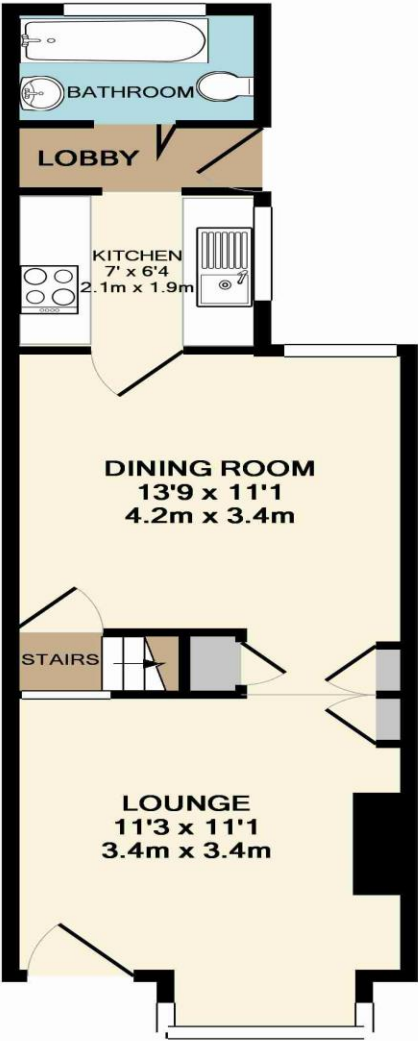
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

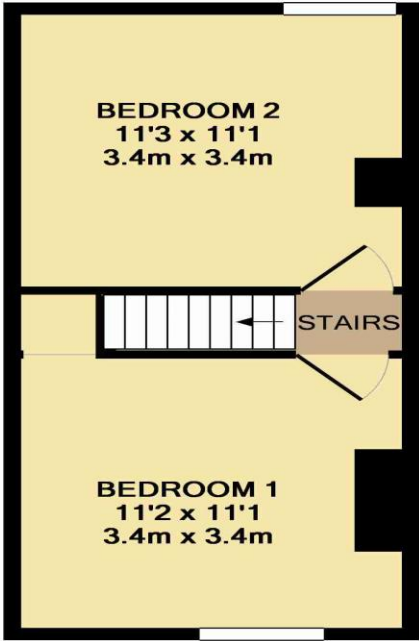
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



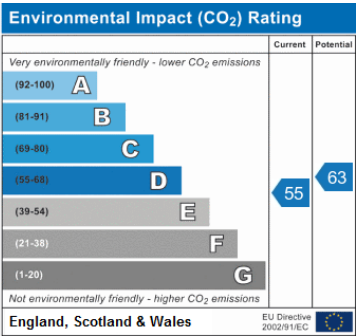
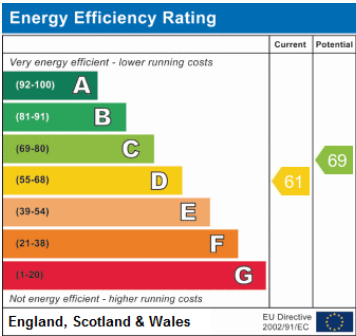


GROUND FLOOR



1ST FLOOR

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