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



Haverstoe Place

Cleethorpes
DN35 9QG

Offers in the Region Of £194,950

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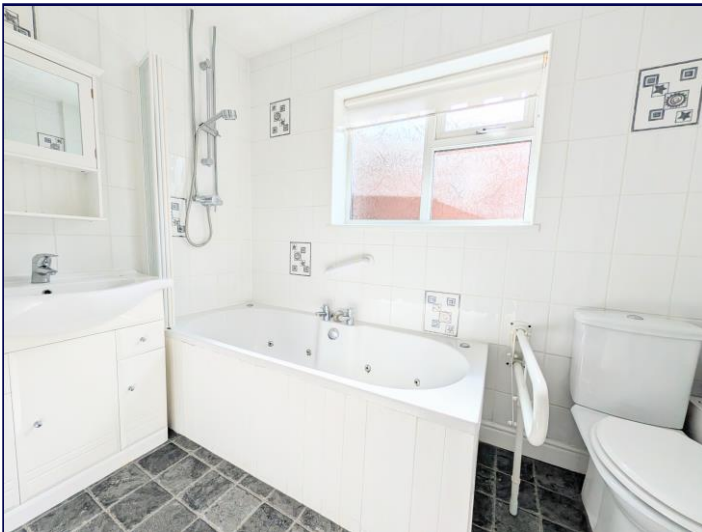
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Property Introduction

Situated in the sought-after location of Haverstoe Place in Cleethorpes, this semi-detached dormer bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring a slight scheme of updating, the home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming lounge, a well-proportioned kitchen-diner ideal for everyday living and entertaining, a family bathroom, and two bedrooms, providing flexible living arrangements. To the first floor, there is an additional bedroom along with a convenient WC, making it a perfect space for guests or a private retreat. Externally, the property benefits from low maintenance gardens to both the front and rear, ideal for those seeking easy upkeep. An integral garage provides useful storage or secure parking, while off-road parking adds further convenience. Positioned within a quiet residential area, yet close to local amenities, transport links, and the seafront, this property is well placed for a variety of buyers including downsizers, families, or investors. Offered with great potential, this is a fantastic opportunity to create a comfortable home in a desirable Cleethorpes location.

Entrance

Entering the property reveals a radiator and a carpeted floor.

Lounge

13' 7" x 14' 6" (4.13m x 4.42m)

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

Kitchen/Diner

8' 4" x 20' 10" (2.53m x 6.34m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and plumbing for a washing machine and dish washer. There is also space for a dining table and chairs.

Bedroom One

12' 5" x 10' 11" (3.79m x 3.33m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

12' 9" x 8' 2" (3.88m x 2.49m)

Bedroom two has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

8' 11" x 5' 4" (2.73m x 1.62m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower.

Stairs

Leading up to the first floor.

Bedroom Three

12' 4" x 11' 1" (3.76m x 3.37m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a basin.

WC

With a carpeted floor and WC.

Garage

17' 11" x 9' 1" (5.46m x 2.78m)

The garage has an up and over door, window to the side and a door to the kitchen-diner.

Outside

With low maintenance gardens to the front and rear with, off road parking and access to the garage to the front. The rear garden has an area with artificial grass and also a patio area ideal for alfresco dining.

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 : 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 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.

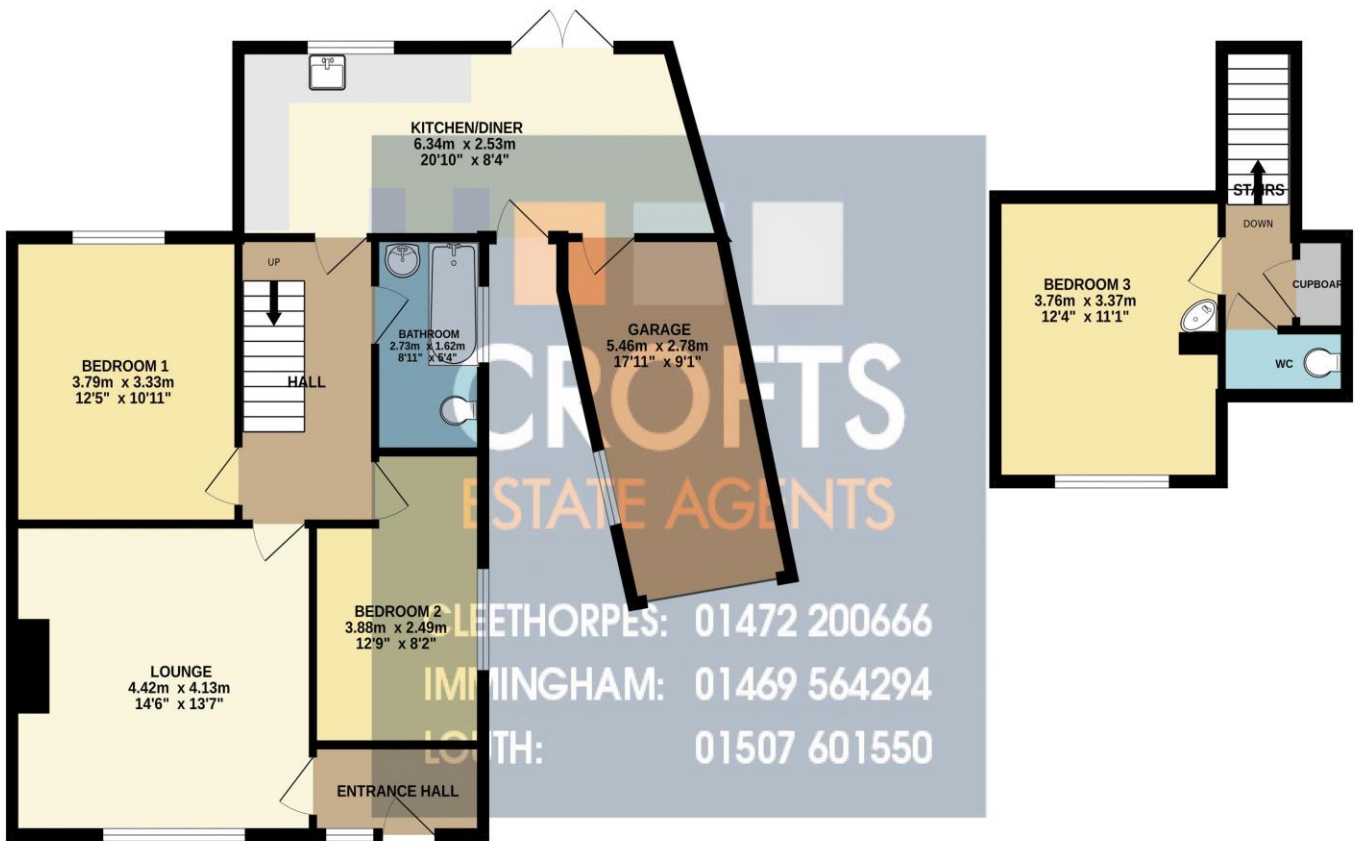
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
82.7 sq.m. (890 sq.ft.) approx.

1ST FLOOR
19.0 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1095 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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