



CROFTS ESTATE AGENTS

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



Fairview Avenue

Cleethorpes
DN35 8DG

Offers in the Region Of £85,000

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Property Introduction

Creating an ideal investment or first time purchase, we are pleased to offer to the market this two bedroom mid terrace property located within this popular area of Cleethorpes. Offered for sale with no forward chain on the vendors side, the property enjoys gas central heating and majority uPVC double glazing, with the accommodation briefly comprising entrance porch, lounge, breakfast kitchen, bathroom, rear utility/porch, landing and two double bedrooms. Front and rear gardens. Viewing is a must.

Entrance Porch

uPVC double glazed Georgian styled entry door to the front elevation. Opening to the lounge.

Lounge

13' 9" x 12' 2" (4.197m x 3.720m)

uPVC double glazed window to the front elevation. Laminate flooring. Dado and picture rail to the walls. Living flame gas fire with surround (not tested).Coving and rose to the ceiling.

Lobby

Staircase to the first floor.

Kitchen/Breakfast Room

9' 11" x 17' 7" max point (3.025m x 5.37m)

Equipped with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Coving and spot lights to the ceiling. Georgian styled door to the rear leading into the utility porch along with a sealed unit double glazed window. Central heating radiator.

Bathroom

12' 4" x 5' 8" (3.769m x 1.728m) max points

The ground floor bath is equipped with a panelled bath, pedestal wash hand basin and a close coupled w.c. Splashback tiling. Down lighting. Sealed unit double glazed window to the rear. Central heating radiator.

First Floor Landing

Loft access to the ceiling.

Bedroom One

13' 10" x 12' 3" (4.222m x 3.726m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

10' 1" min x 12' 3" (3.078m x 3.722m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property has gardens to the front and rear elevations.

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

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.

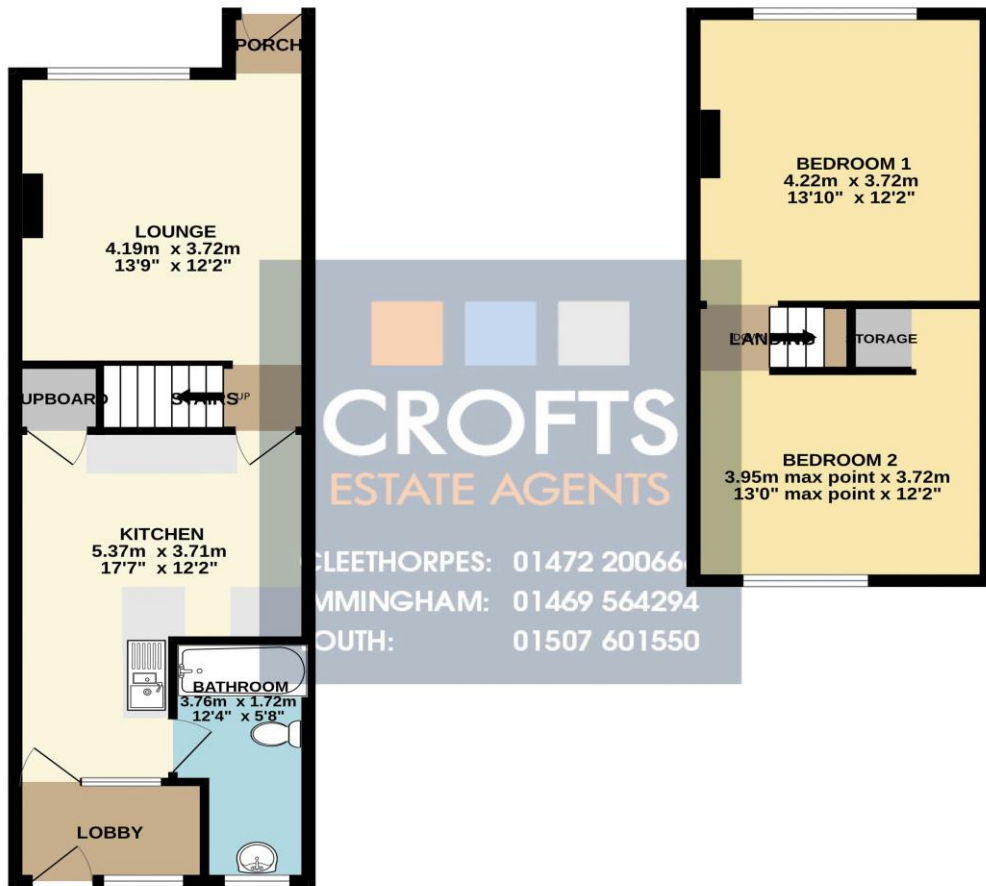
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
43.9 sq.m. (472 sq.ft.) approx.

1ST FLOOR
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (796 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		90 B
69-80	C	74 C	
55-68	D		
39-64	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.