



CROFTS ESTATE AGENTS

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



11th Avenue

Humberston Fitties
DN36 4HE

Offers in the Region Of £69,950

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Property Introduction

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to offer to the market this well proportioned three bedroom detached holiday home found upon the popular Humberston Fitties holiday development close to the yacht club end. The property in question is set upon this good sized plot and briefly comprises entrance / dining area, open plan and good sized lounge/kitchen, hallway, shower room and three bedrooms. Good sized plot with off road parking. Electric heating and part double glazed. No forward chain on the vendors side. !! VENDOR OPEN TO OFFERS !!

Entrance/Dining Area

11' 5" x 5' 1" (3.477m x 1.556m)

Offering uPVC double glazed windows to the front and side elevations along with an entry door. Electric radiator. Laminate flooring. Opening to the lounge / kitchen.

Lounge / Kitchen

11' 3" x 16' 6" (3.435m x 5.022m)

Offering double glazed windows across the rear allowing for ample natural light to brighten the room. Electric fire and surround. The kitchen area offers a range of base units with roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point.

Bedroom One

8' 3" x 13' 11" (2.506m x 4.237m)

Offering double glazed window to the side elevation. Electric radiator.

Bedroom Two

8' 2" x 7' 8" (2.50m x 2.349m)

Double glazed window. Electric radiator.

Hallway

uPVC double glazed window and entry door to the side elevation. Access to bedroom three and the shower room.

Bedroom Three

8' 2" x 5' 5" (2.5m x 1.657m)

Double glazed window.

Shower Room

5' 4" x 5' 4" (1.63m x 1.63m)

Double glazed window to the side elevation and fitted with a vanity wash hand basin, close coupled w.c and corner shower cubicle. Wall mounted gas water heater.

Outside

The property is set upon this good sized plot with majority lawned gardens and has a raised decked patio area. To the rear of the property there is a concrete ramp leading to the rear hallway providing access for a wheelchair or similar. Off road parking.

Tenure

Believed to be Leasehold, 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

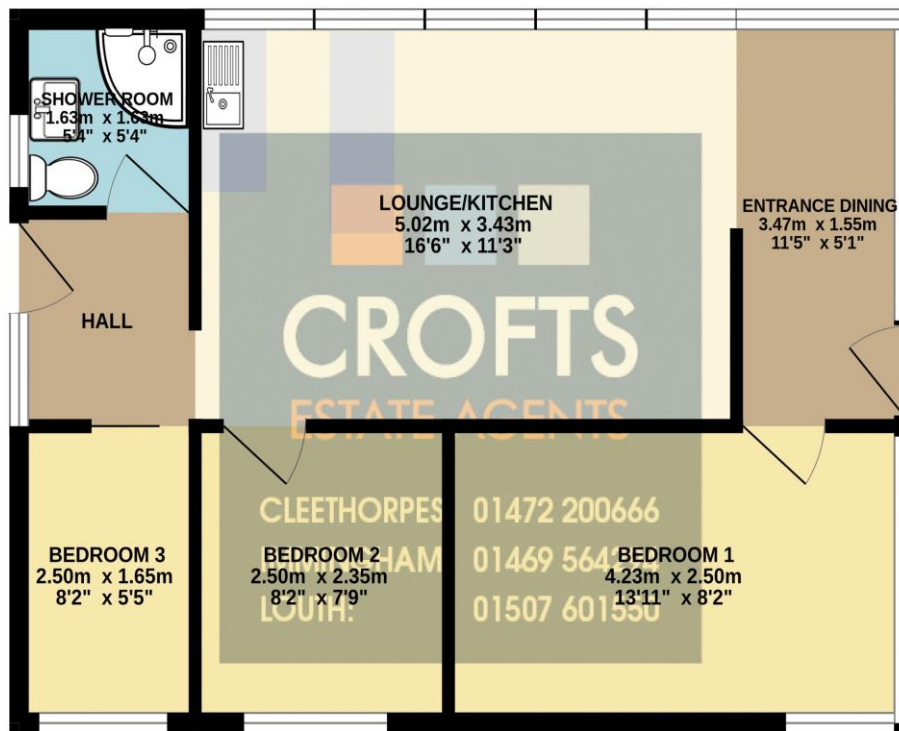
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.



GROUND FLOOR
48.6 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 48.6 sq.m. (524 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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RRN:

