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CLEETHORPES
01472 200666

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



College Street

Cleethorpes
DN35 8BN

Offers in the Region Of £95,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with a tenant in situ, this three-bedroom mid-terrace property on College Street, Cleethorpes presents an excellent investment opportunity with immediate rental income. The property is currently let at £500 per calendar month and has been occupied by the same tenant for approximately three years, providing a reliable rental history for prospective landlords. The accommodation is well laid out and briefly comprises an entrance hall leading to a comfortable lounge, ideal for everyday living and relaxation. A separate dining room offers ample space for family meals and entertaining, while the fitted kitchen provides a practical range of units and work surfaces. Completing the ground floor is a wet room, adding convenience and functionality to the home. To the first floor are three well-proportioned bedrooms, offering versatile accommodation suitable for families, couples or professional tenants. The generous room sizes and practical layout contribute to the property's continued rental appeal. Externally, the property benefits from gardens to both the front and rear. The front garden creates an attractive approach to the home, while the rear garden provides a private outdoor space that can be enjoyed throughout the year. Conveniently located within easy reach of Cleethorpes town centre, local amenities, schools, transport links and the seafront, the property is situated in an area that remains popular with tenants and homeowners alike. An ideal addition to any investment portfolio, this property offers the advantage of an established tenancy, immediate income from completion and excellent long-term potential in a sought-after residential location.

Entrance Hall

Entering into the property reveals a radiator and carpeted floor.

Lounge

10' 8" x 9' 9" (3.24m x 2.96m)

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

Dining Room

11' 4" x 13' 1" (3.45m x 3.98m)

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

Kitchen

10' 8" x 7' 3" (3.26m x 2.21m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and a door to the bathroom.

Wet Room

7' 7" x 7' 3" (2.31m x 2.20m)

With an opaque window to the rear elevation, tiled walls, and a WC, basin and mains shower.

First Floor Landing

With a carpeted floor.

Bedroom One

10' 7" x 13' 0" (3.23m x 3.97m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

11' 5" x 10' 2" (3.49m x 3.09m)

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

Bedroom Three

10' 7" x 7' 7" (3.22m x 2.30m)

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

Outside

There are gardens to front and 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

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.

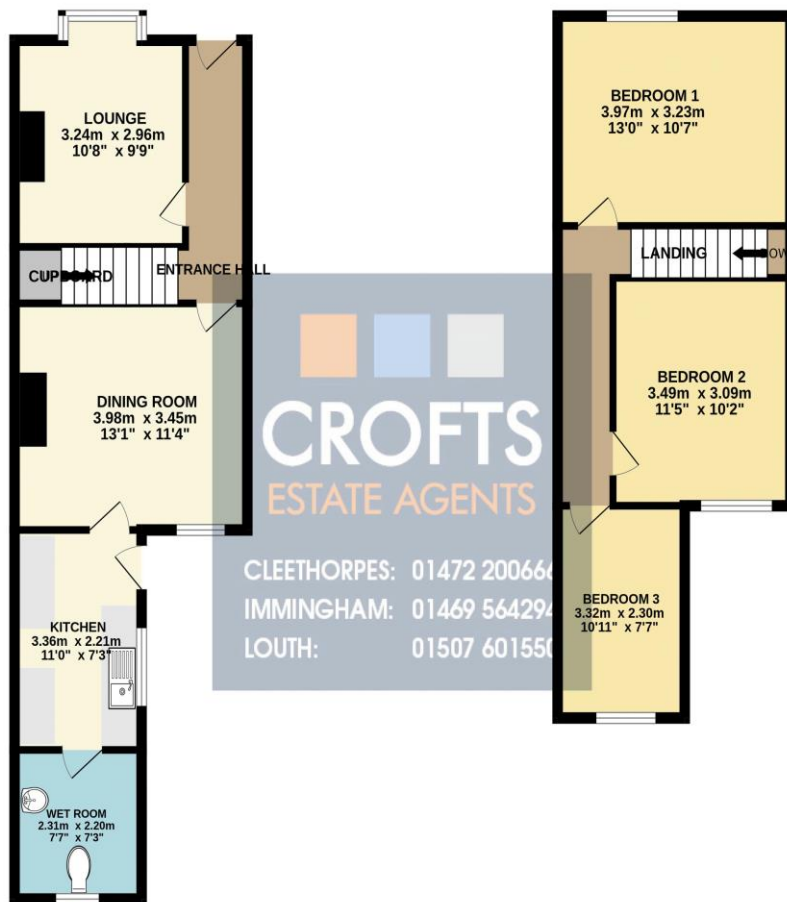
Property Management

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
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (863 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		84 B
69-80	C		
55-68	D	56 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.