



CROFTS ESTATE AGENTS

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



Park Street

Cleethorpes
DN35 7NB

Offers in the Region Of £85,000

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Property Introduction

This is a very well presented three bedroom mid terrace house. Currently let at £700 pcm making it a great buy to let investment with an annual return of just over 9%. The property briefly consists of entrance hall, sitting room, lounge, dining room, kitchen, stairs and landing to the ground floor with three bedrooms, bathroom and separate WC to the first floor. The property is close to transport links, amenities, schools and parks and represents real value for money in this agent's opinion.

Entrance hall

uPVC frosted door, cream decor, striped carpet, dado rail, pendant light and radiator.

Lounge

12' 0" x 11' 1" (3.65m x 3.38m)

With cream decor and feature wall, uPVC bay window with vertical blind, radiator, neutral carpet and pendant light.

Sitting room

12' 11" x 9' 3" (3.94m x 2.83m)

Having cream decor, grey carpet, radiator, pendant light and uPVC window to the rear.

Dining room

12' 4" x 9' 6" (3.77m x 2.89m)

The dining room has grey wood effect vinyl floor, cream decor, uPVC window, radiator and pendant light.

Kitchen

10' 2" x 9' 5" (3.11m x 2.88m)

Stairs and landing

With striped carpet from stairs to landing, cream decor, loft access and two pendant light.

Bedroom One

12' 1" x 14' 9" (3.68m x 4.50m)

Having grey carpet, cream decor, uPVC window, radiator and pendant light.

Bedroom Two

12' 10" x 12' 8" (3.92m x 3.85m)

Again with grey carpet, cream decor, uPVC window, radiator and pendant light.

Bedroom three

10' 2" x 9' 10" (3.11m x 2.99m)

With grey carpet, cream carpet, radiator, uPVC window, loft access and pendant light.

Shower room

8' 5" x 6' 5" (2.56m x 1.96m)

The shower room has vanity sink, shower cubicle, storage cupboard, grey tile effect vinyl flooring, cream decor, ceiling light and frosted uPVC window to the side.

WC

3' 7" x 5' 10" (1.10m x 1.78m)

Having grey wood effect vinyl floor, cream decor, WC, dado rail, ceiling light, radiator and ceiling light.

Front garden

Concrete path to front door, pebble borders with low fence and wall to sides and front, slab garden and iron gate to pavement.

Rear garden**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

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.

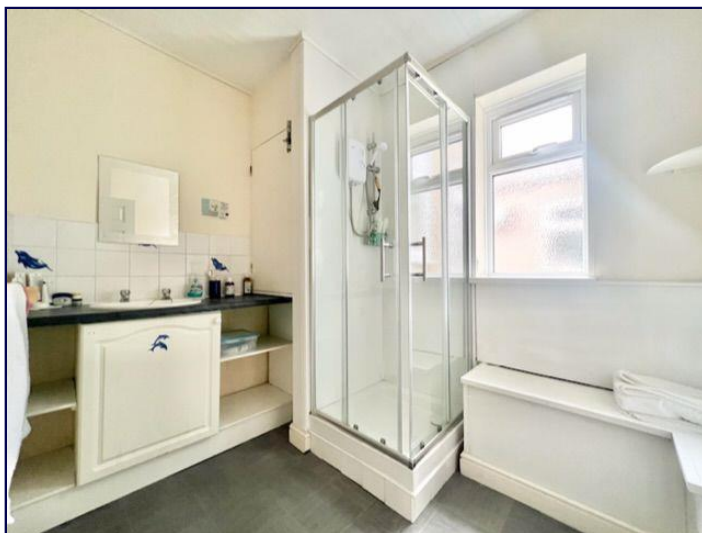
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

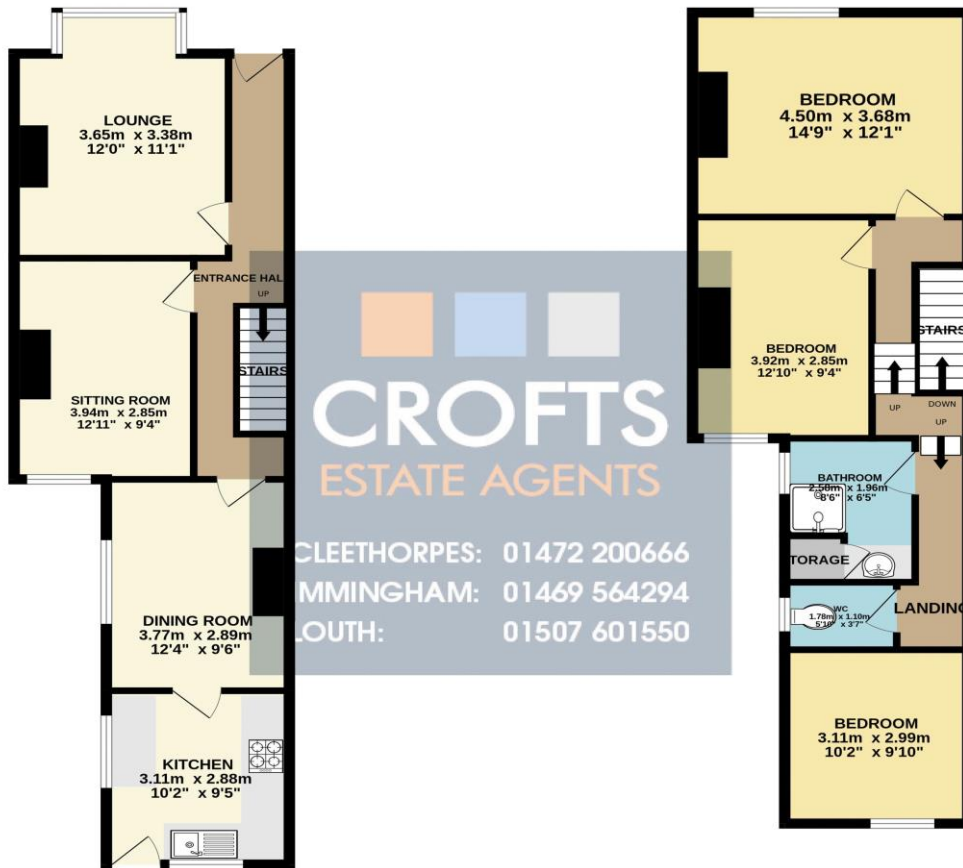
Property Management

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
52.5 sq.m. (565 sq.ft.) approx.

1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA : 103.8 sq.m. (1118 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		87 B
69-80	C		
55-68	D	68 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.

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