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



Fairway

Waltham
DN37 0LU

Offers in the Region Of £139,950

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Property Introduction

* RUBBISH IN FRONT IS BEING CLEARED* Offered for sale with no forward chain, this semi-detached home is situated in the highly regarded village of Waltham and presents an excellent opportunity for buyers seeking a property they can personalise and enhance to their own tastes. Requiring a slight scheme of modernisation, the property offers well-proportioned accommodation and excellent potential. The ground floor comprises a welcoming entrance hall, a spacious lounge providing ample space for relaxation and entertaining, and a kitchen-diner positioned to the rear of the property. The kitchen-diner offers plenty of room for family dining and day-to-day living, while a convenient ground floor WC adds further practicality. To the first floor are two generous double bedrooms, both offering comfortable accommodation, together with a family bathroom serving the upper floor. Externally, the property enjoys gardens to both the front and rear. The rear garden is arranged over attractive tiered levels, creating distinct outdoor spaces with excellent potential for landscaping, seating areas or planting schemes. A driveway provides off-road parking and leads to a garage located within the rear garden, offering useful storage, workshop space or secure parking. Waltham remains one of the area's most sought-after villages, renowned for its excellent range of local amenities, well-regarded schools, shops, public houses and convenient access to Grimsby, Cleethorpes and surrounding road networks. Combining a desirable location, spacious accommodation and scope for improvement, this property represents an exciting opportunity for

first-time buyers, downsizers and investors alike. Early viewing is strongly recommended to appreciate the potential on offer.

Lounge

12' 5" x 14' 4" (3.79m x 4.36m)

The lounge has a window and door to the front elevation, a radiator and laminate flooring. There is also a sliding door to reveal the stairs.

Kitchen/Diner

8' 8" x 17' 5" (2.63m x 5.31m)

The kitchen-diner has French doors to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for washing machine, an electric oven and gas hob with an extractor over.

Lobby

Off the kitchen with a door to the rear garden.

WC

With an opaque window to the side elevation, a WC and basin.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

9' 6" x 13' 11" (2.90m x 4.23m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

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Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

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

Bathroom

8' 7" x 7' 10" (2.62m x 2.38m)

The bathroom has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also a basin and a bath.

Garage

In the rear garden with an up and over door and door to the side.

Outside

With a driveway providing off road parking to the front and also an area of a garden, enclosed by perimeter fencing. The rear garden has a low maintenance area ideal for alfresco dining and then steps lead up to a raised garden which with work, could be utilised as a superb sun trap.

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
34.3 sq.m. (369 sq.ft.) approx.

1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 68.6 sq.m. (739 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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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