



CROFTS ESTATE AGENTS

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



Daubney Street

Cleethorpes
DN35 7NN

Offers in the Region Of £85,000

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Property Introduction

IDEAL INVESTMENT OPPORTUNITY - Currently let to a tenant wishing to remain paying £630PCM rent is due to go up to £655 pm from £630 in June. Mid terrace property located within the town of Cleethorpes. Nearby to a wide variety of local amenities and schools. Bus and good road links nearby. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms and WC. With gardens to the front and rear and uPVC double glazing and gas central heating.

Entrance Hall

Entering the property reveals the hall with access to the stairs.

Lounge

16' 1" x 10' 11" (4.89m x 3.32m)

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

Dining Room

13' 3" x 10' 11" (4.04m x 3.32m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

19' 1" x 8' 8" (5.81m x 2.64m)

The kitchen has a window to the side elevation, a radiator and a tiled floor. There is also a fitted range of units with a sink and drainer, oven, hob and plumbing for a washing machine.

Bathroom

9' 10" x 8' 8" (3.00m x 2.64m)

The bathroom has an opaque window to the side elevation, a radiator and a tiled floor. There is also a white suite with a WC, basin and a bath.

First Floor Landing

The first floor landing provides access to the first floor rooms.

Bedroom One

15' 0" x 14' 3" (4.58m x 4.34m)

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

Bedroom Two

13' 3" x 10' 4" (4.03m x 3.14m)

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

Bedroom Three

9' 11" x 7' 5" (3.01m x 2.27m)

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

Outside

With gardens to the 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

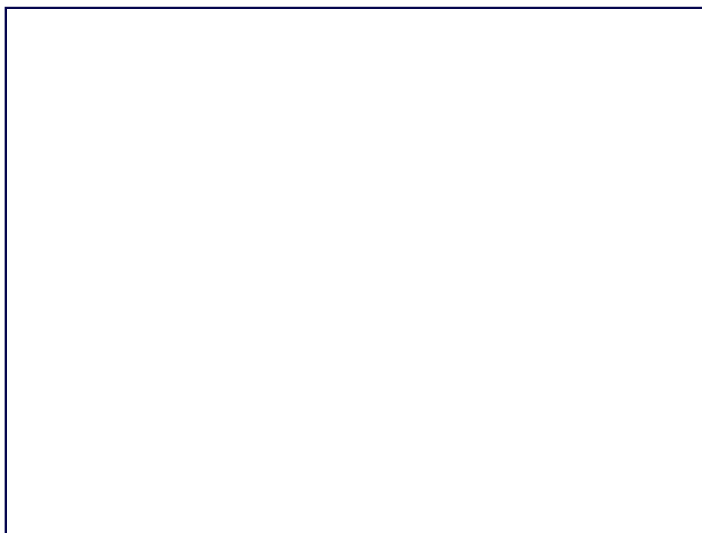
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

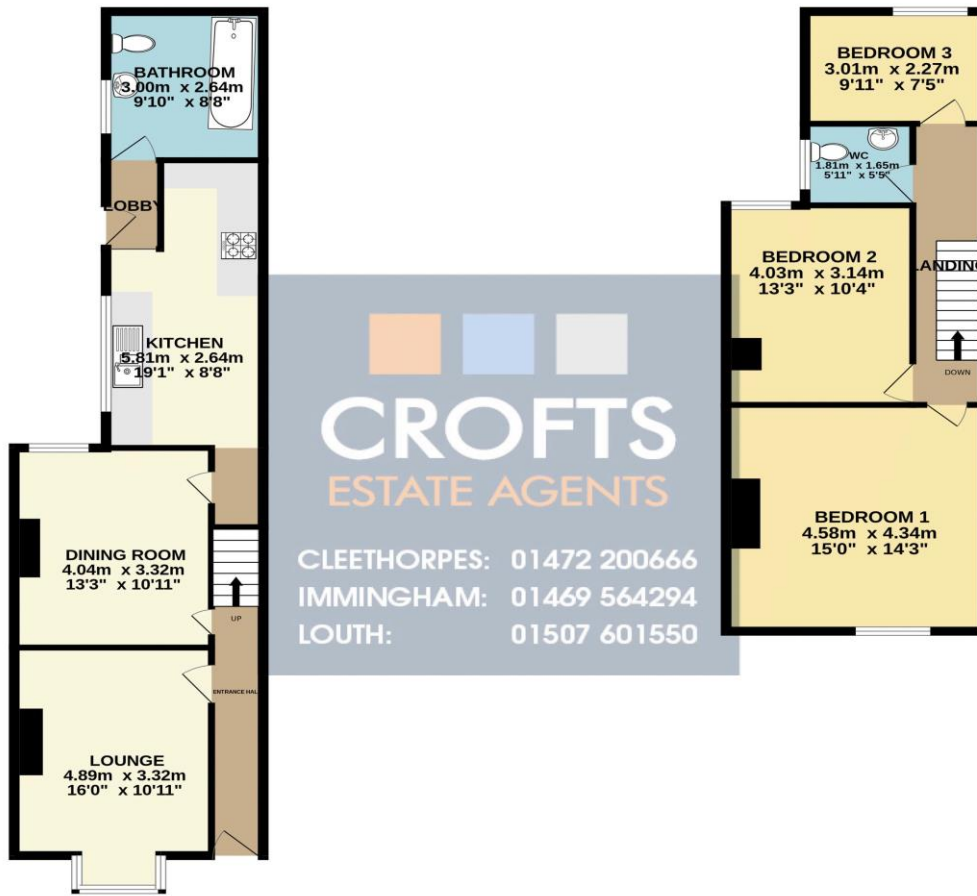
Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents** in partnership



GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.

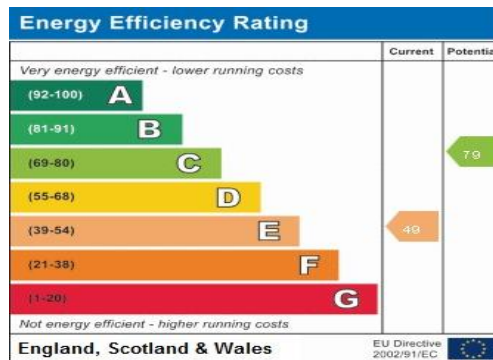
1ST FLOOR
48.2 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA: 106.0 sq.m. (1141 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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