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



Mill Road

Cleethorpes
DN35 8JA

Offers in the Region Of £75,000

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 :

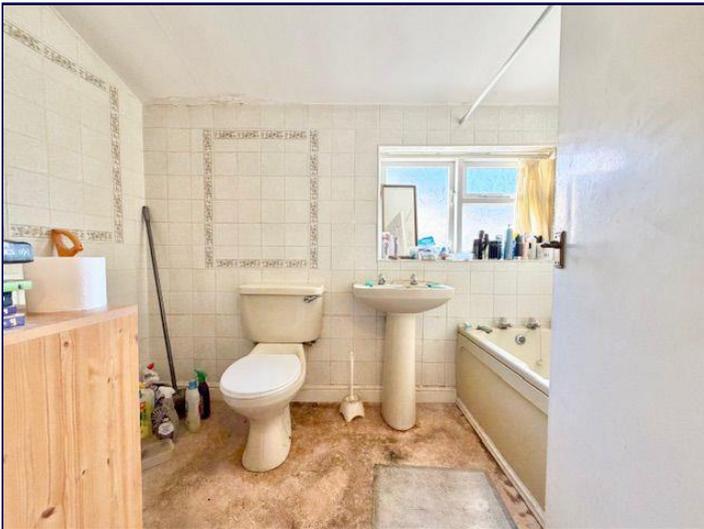
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Property Introduction

Situated within the highly desirable conservation area of Cleethorpes, this substantial one-bedroom first floor flat presents an excellent opportunity for investors, young professionals, or buyers seeking a project with strong potential. Ideally positioned just a short distance from the town centre, the property enjoys convenient access to a wide range of local amenities, transport links, and the popular seafront promenade, making it a highly attractive location for tenants and owner-occupiers alike. The property offers generously proportioned accommodation throughout and, while in need of some TLC, provides an exciting opportunity to modernise and add value. The accommodation briefly comprises a staircase and landing leading to a particularly spacious lounge dining room positioned at the front of the property. This impressive room offers ample space for both relaxation and entertaining, with plenty of natural light enhancing the sense of space. To the rear of the property is a separate kitchen offering good potential for improvement and reconfiguration, alongside a well-sized bathroom. The double bedroom provides comfortable accommodation and is well proportioned, making it suitable for professional tenants or owner-occupiers. Externally, the property benefits from a small, low-maintenance front garden area, ideal for bin storage and providing a practical outdoor space with minimal upkeep. From an investment perspective, the property offers excellent potential. Similar properties in good condition can achieve rental incomes in the region of £600 per calendar month, making this an appealing buy-to-improve-and-let or buy-to-

renovate-and-resell opportunity. Early viewing is recommended to appreciate the space, location, and investment potential this property has to offer.

Entrance

Enter through solid wood door from communal area to a short entrance with neutral decor and carpet with radiator leading to stairs.

Stairs and landing

With neutral carpet and decor to coving and pendant light.

Lounge diner

12' 0" x 19' 8" (3.65m x 6.00m)

A large room spans the width of the property and over the alley below and offers space for both dining and lounging. There are two original wood sash windows to the front, cream decor to coving, neutral carpet, fire place with wood surround, ceiling light and radiator.

Kitchen

11' 1" x 10' 0" (03.39m x 3.04m)

Cream wall and base units with work top over, cream splash back tiling, space for cooker, tall fridge freezer and washing machine, wood window to the rear, vinyl flooring, ceiling light and radiator

Bedroom 1

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 Immingham 01469 564294
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13' 10" x 12' 0" (4.22m x 3.67m)

Large double bedroom with wood window to the rear, cream decor, cream carpet, pendant light and radiator.

Family Bathroom

9' 3" x 5' 7" (2.81m x 1.70m)

Three piece cream suite with shower over the bath, cream splash back tiling, wood frosted window, vinyl floor, ceuluig light and radiator.

Front garden

A small low maintenance front garden is laid to concrete with tile path to the door from the open entrance from the pavement. A low wall is to the front and both sides.

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

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

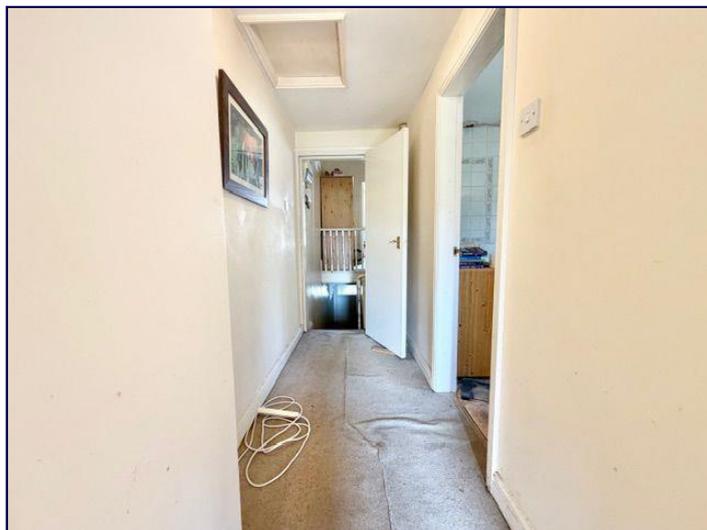
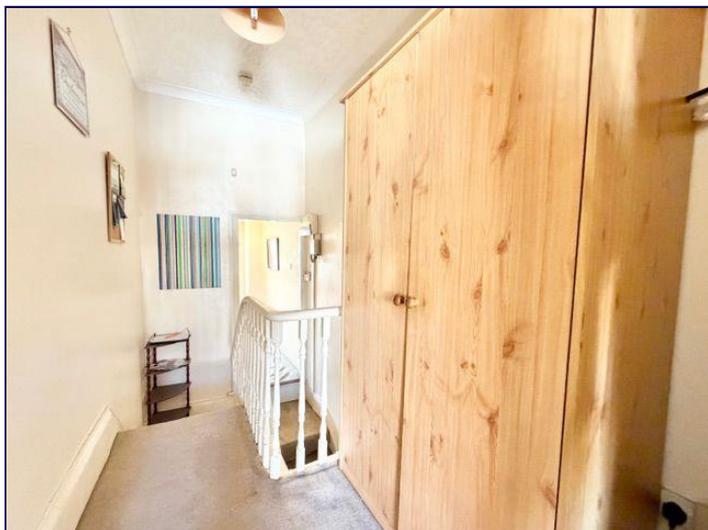
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

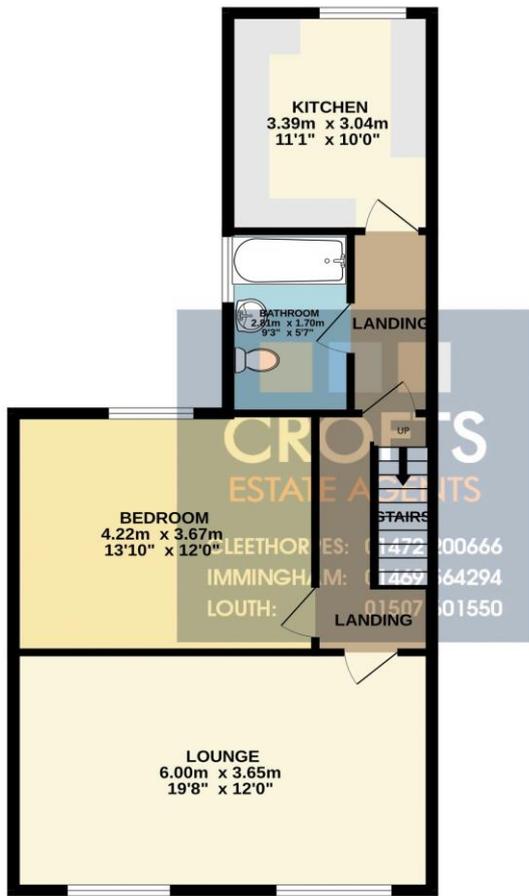
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 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		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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