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



Alexander Drive

Louth
LN11 8QG

£120,000

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Property Introduction

Offered for sale with no onward chain, this well-presented one-bedroom terraced home is an ideal opportunity for first-time buyers or investors alike. The property benefits from electric heating and double glazing throughout. The accommodation comprises a welcoming lounge, a breakfast kitchen, a well proportioned double bedroom, and a bathroom. Externally, the property includes an allocated parking space (to be confirmed) and a small lawned area to the front. Please note that there is no rear or additional garden space.

Lounge

9' 1" x 14' 7" (2.766m x 4.441m)

Neutrally decorated and having entry door to the front elevation. Wall mounted gas fire. Stairs to the first floor. Open archways through to the kitchen.

Kitchen/Breakfast Room

5' 10" x 14' 7" (1.781m x 4.443m)

Double glazed window to the side. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. T splashback. Plumbing for a washing machine. Electric cooker point.

First Floor Landing

Access to the bedroom and bathroom. Airing cupboard.

Bedroom One

8' 11" x 14' 7" (2.723m x 4.443m) maximum

Double glazed window. Electric storage heater.

Bathroom

8' 0" x 5' 11" (2.437m x 1.803m)

Fitted with a panelled bath with shower over, w.c and a pedestal wash hand basin. Tiled splashback. Double glazed window.

Outside

The property offers an outside store, small front garden and a parking space.

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

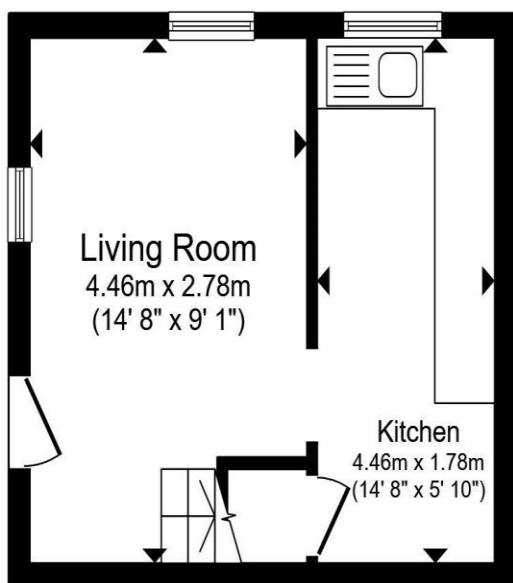
Free Valuations

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.

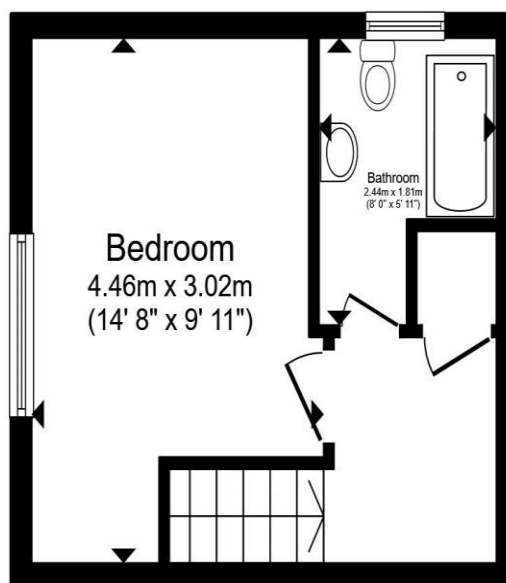
Property Management

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



First Floor

Total floor area 41.6 m² (447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

