



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Daubney Street

Cleethorpes  
DN35 7BA

Offers in the Region Of £85,000

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### Property Introduction

**\*\* ATTENTION INVESTORS\*\*** Crofts are pleased to be able to bring to the market this ideal investment opportunity comprising of a three bedroom mid terrace property which is currently let at a rental figure of £520pcm with the tenant showing a keen interest in remaining within the property. Benefitting from gas central heating and uPVC double glazing, the accommodation comprises entrance hallway, lounge/diner, kitchen lobby and ground floor bathroom. To gather first floor there is the landing and three good sized bedrooms. Front and rear gardens.

### Entrance Porch

Entry door to the front.

### Hallway

Staircase to the first floor.

### Lounge

11' 3" x 9' 9" (3.435m x 2.970m)  
uPVC double glazed bow window to the front elevation. Central heating radiator. Opening to the dining room.

### Dining Room

12' 7" x 10' 0" (3.827m x 3.040m)  
uPVC double glazed window to the rear. Central heating radiator.

### Kitchen

11' 2" x 7' 9" (3.410m x 2.367m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor. Plumbing for a washing machine.

### Lobby

uPVC double glazed entry door to the side elevation.

### Bathroom

Fitted with a panelled bath with screen and shower over, close coupled w.c and pedestal wash hand basin. Central heating towel radiator.

### First Floor Landing

Access to the three bedrooms.

### Bedroom One

11' 3" x 13' 2" (3.419m x 4.005m)  
uPVC double glazed window to the front. Central heating radiator.

### Bedroom Two

12' 7" x 7' 9" (3.829m x 2.373m)  
uPVC double glazed window to the rear. Central heating radiator.

### Bedroom Three

11' 2" x 8' 1" (3.404m x 2.456m)

uPVC double glazed window to the rear. Central heating radiator.

#### **Outside**

The property offers gardens both the front and rear elevations.

#### **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](http://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](http://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**

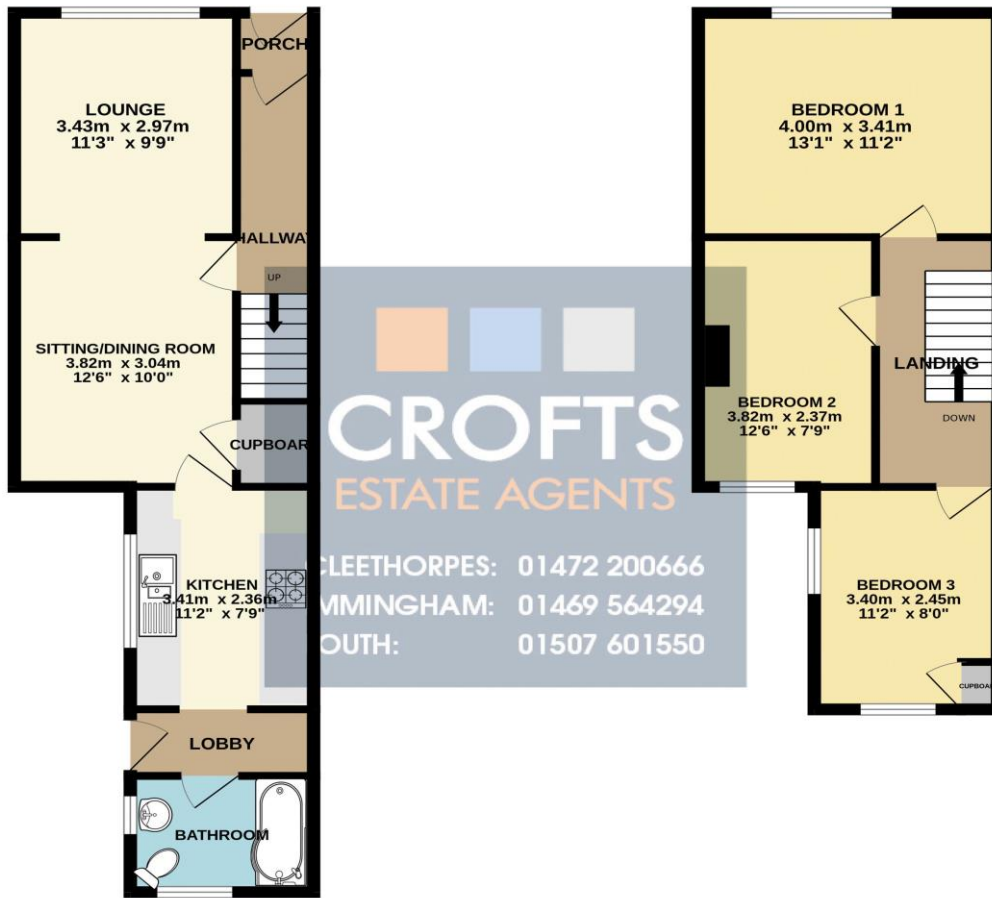
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**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  
44.2 sq.m. (475 sq.ft.) approx.

1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 81.1 sq.m. (873 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		85 B
69-80	C		
55-68	D	63 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 enquiries, 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.