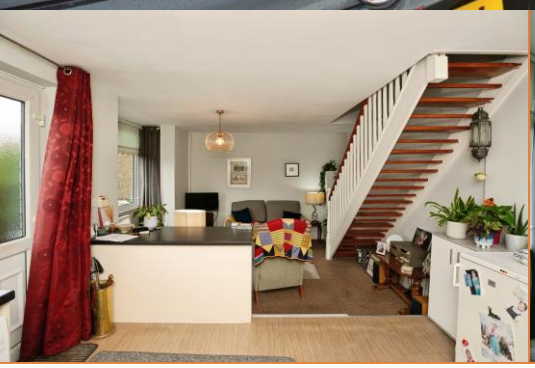
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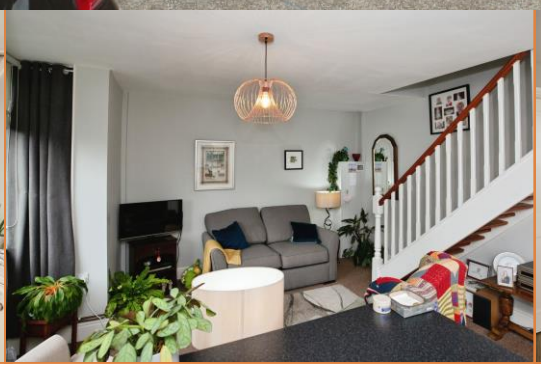
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01472 200666

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Cleethorpes
DN35 8JW

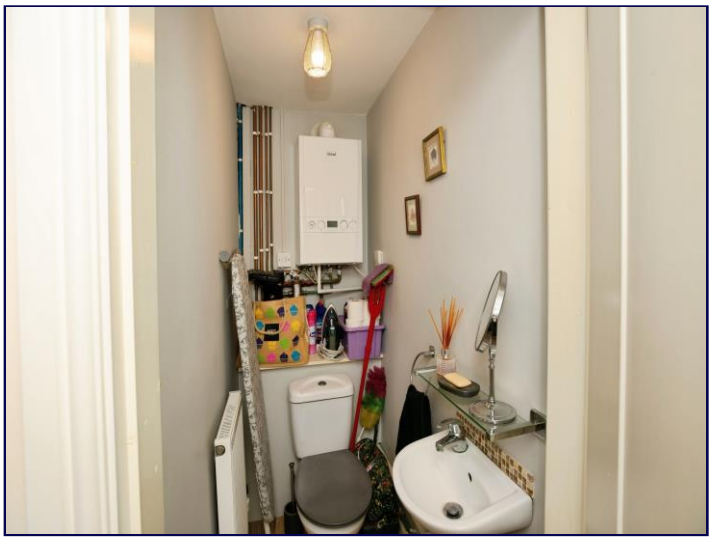
£89,990

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
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Property Introduction
Crofts are pleased to bring to the market this ideal investment opportunity comprising of a two bedroom maisonette located only a short stroll of the Cleethorpes beachfront and the areas many amenities. Enjoying the benefits of gas central heating and uPVC double gazing, the accommodation briefly comprises open plan living / kitchen area, dining room or ground floor bedroom and then finally to the first floor there is a landing, bathroom and bedroom. Small yard to the front/side.

Kitchen/Living room
12' 2" x 45' 3" (3.70m x 13.80m)
A versatile open-plan kitchen and living area that forms the heart of the home. The kitchen is fitted with a range of cream shaker-style units and contrasting dark worktops, incorporating an oven, hob, extractor hood, sink and space for appliances including a washing machine. The space flows seamlessly into a comfortable living area with ample room for seating, while a staircase rises to the first floor. Wooden flooring in the kitchen zone transitions to carpet in the living space, and the room benefits from natural light via windows and the front entrance. Central heating radiator.

WC
5' 9" x 2' 6" (1.74m x 0.77m)
The cloakroom is fitted with a close coupled w.c and wash hand basin. Wall mounted gas boiler. Central heating radiator.

Dining room or second bedroom
12' 2" x 11' 2" (3.70m x 3.40m)
Currently used as a dining room, this versatile space was originally designed as a ground floor bedroom. uPVC double glazed window. Central heating radiator.

First Floor Landing
Access to the bedroom and bathroom.

Bedroom
8' 10" x 17' 9" (2.70m x 5.40m)
Good sized double bedroom with two uPVC double glazed windows to the front aspect. Central heating radiator. Built in wardrobe.

Bathroom
12' 2" x 7' 7" (3.70m x 2.30m)
A well-appointed family bathroom fitted with a white suite comprising a panelled bath with shower over and glazed screen, a pedestal wash-hand basin and a WC. Part-tiled walls, a heated towel rail along with a second radiator and a window with obscure glass complete this practical and light space.

Outside
The property benefits from a yard to the front aspect which has a patio area.

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

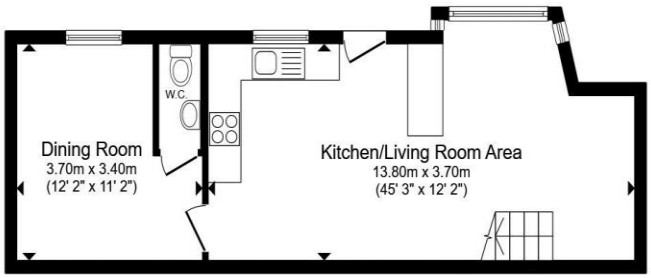
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

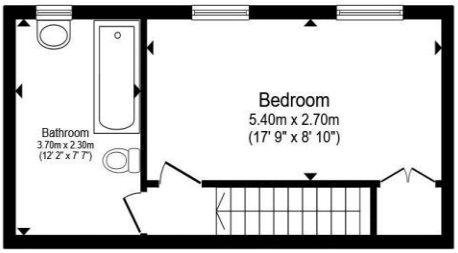
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor

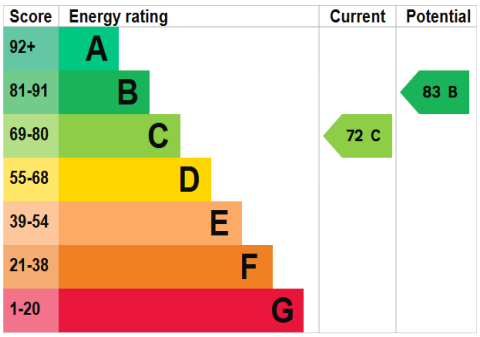


First Floor

Total floor area 67.8 m² (730 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

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MS/SEQ/8768/08.26