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



Thruscoe Road

Cleethorpes
DN35 8TA

£140,000

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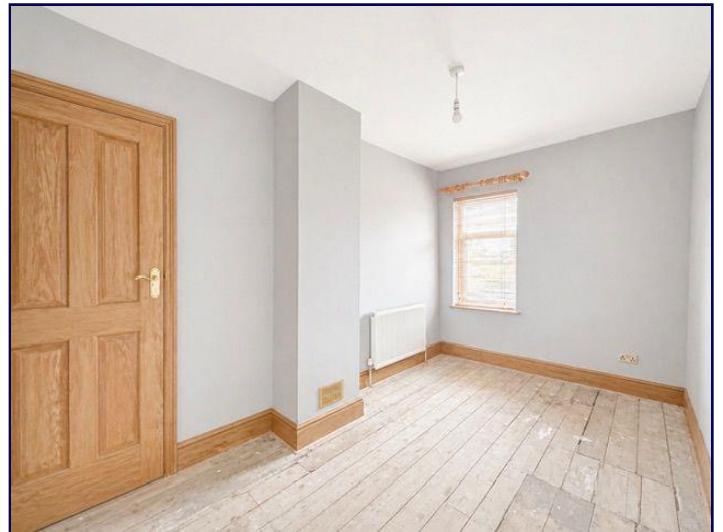
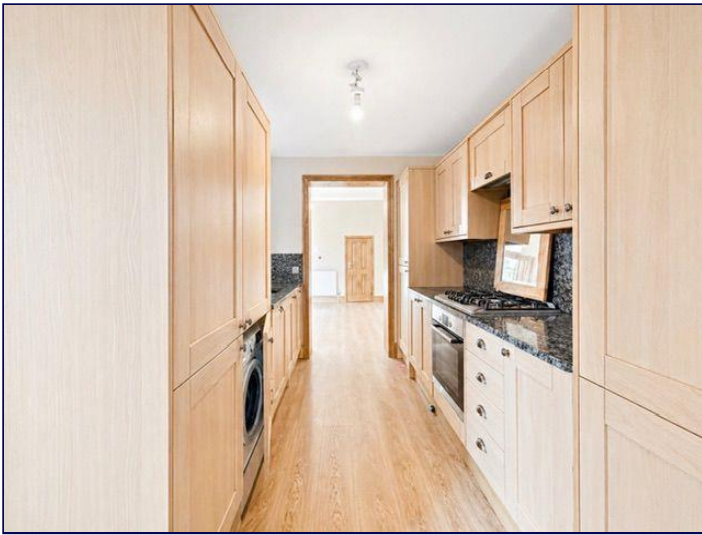
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Property Introduction

Positioned in the heart of ever-popular Cleethorpes, this well-presented three-bedroom mid-terrace home offers an outstanding opportunity for first-time buyers, growing families or savvy investors seeking a property in a prime location. Enjoying easy access to a wide range of local amenities, reputable schools, regular transport links and the seafront promenade, the property perfectly combines convenience with comfortable modern living. Internally, the accommodation is both spacious and versatile, with two well-proportioned reception rooms to the ground floor. The front reception room provides an inviting lounge area, ideal for relaxing or entertaining guests, while the second reception room offers flexibility as a formal dining room, family room or home office space depending on individual needs. To the rear of the property is a practical galley-style kitchen, fitted to maximise workspace and storage, leading through to a contemporary ground floor bathroom. The bathroom is well appointed and adds further practicality for modern day living. To the first floor, the property continues to impress with three generously sized bedrooms, all offering excellent proportions rarely found in many similar homes. Externally, the property benefits from a neat front garden setting the home back from the pavement, while to the rear is an attractive low-maintenance patio garden—ideal for outdoor dining, entertaining or simply enjoying a private outside space without the burden of extensive upkeep. From an investment perspective, the property presents a compelling proposition, with rental values for comparable homes in the region approaching £775 PCM, making

it an appealing addition to any portfolio. Early viewing is highly recommended to appreciate the space, presentation and superb central location this excellent Cleethorpes home has to offer.

Entrance Porch

uPVC double glazed entry door to the front elevation. Tiled flooring.

Lounge

14' 5" into bay x 12' 5" (4.402m x 3.780m)

With uPVC double glazed bay window to the front elevation, the lounge has laminate flooring. Covings and roses to the ceiling. Central heating radiator.

Lobby

Staircase to the first floor.

Sitting/Dining Room

12' 10" x 12' 4" (3.902m x 3.764m)

uPVC double glazed window to the rear elevation. Laminate flooring. Covings and roses to the ceiling. Understairs storage cupboard.

Kitchen

13' 1" x 7' 7" (3.978m x 2.318m)

Offering a range of larder, wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and five ring

gas hob. Space for a larger fridge freezer. Integrated washer. uPVC double glazed window and door to the side elevation.

Bathroom

7' 3" x 6' 6" (2.202m x 1.993m)

Stylishly appointed with a contemporary suite, featuring a panelled bath with shower over, a sleek concealed sink and WC for a clean, modern finish. The room is beautifully enhanced by full-height travertine-style tiling, complemented by smart laminate flooring. A double glazed window provides natural light, while a heated towel rail adds a touch of everyday luxury.

First Floor Landing

This spacious landing is also panelled to dado height. Coving to ceiling

Bedroom One

12' 11" x 12' 6" (3.933m x 3.803m)

Enjoying a bright front-facing aspect via a double glazed window, this room is further complemented by a radiator, coving to the ceiling, and the added benefit of a walk-in wardrobe cupboard for excellent storage.

Bedroom Two

12' 11" x 7' 11" (3.927m x 2.415m)

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

Bedroom Three

13' 3" x 7' 11" (4.049m x 2.408m)

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

Outside

Occupying both front and rear gardens, the property enjoys attractive kerb appeal with a neatly presented fore garden set behind a charming low brick wall. To the rear, a fully enclosed west-facing garden offers a sun-drenched outdoor space, thoughtfully paved for low-maintenance living—perfect for relaxing or entertaining. Rear pedestrian access.

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 with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

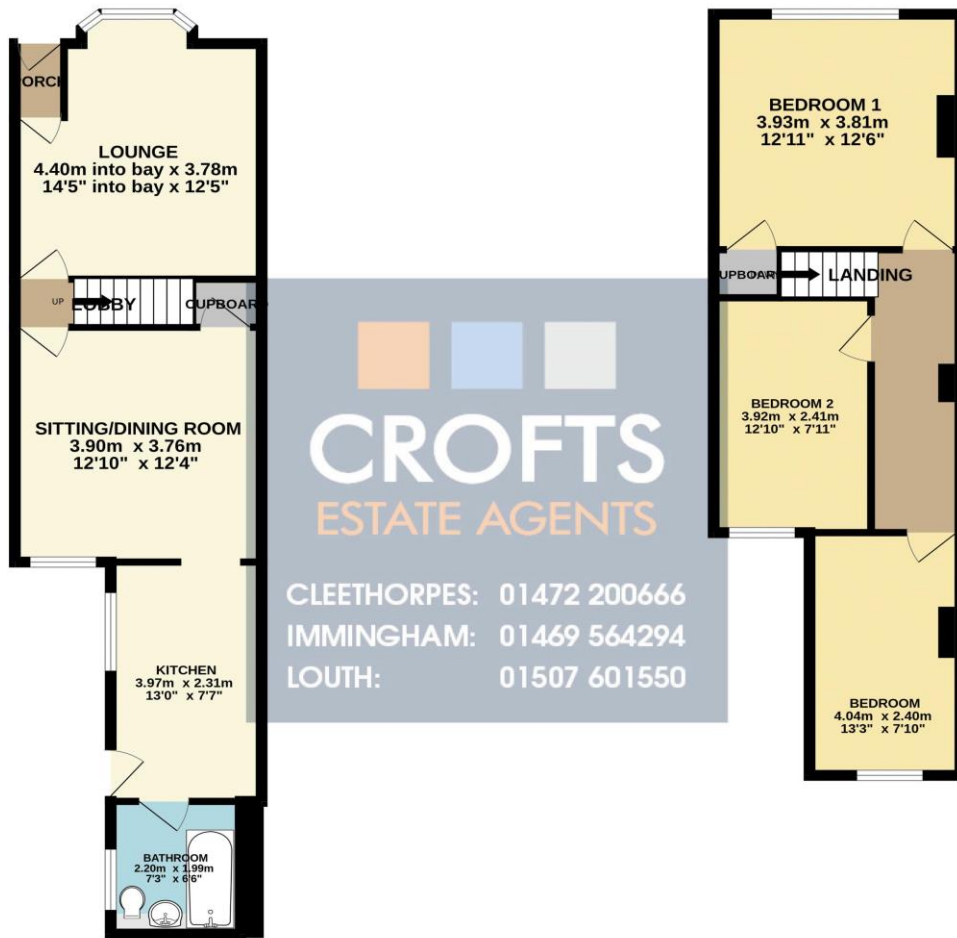
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
46.8 sq.m. (504 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 87.9 sq.m. (947 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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