



CROFTS ESTATE AGENTS

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



Middlethorpe Road

**Cleethorpes
DN35 9PR**

FREE REFERENCING FEES This is a good sized two bedroom first floor flat set in a very popular area of Cleethorpes, close to amenities including Tesco's and bus transport links to Grimsby and Cleethorpes via the number seven bus. A very competitive rent of just £95 per week, the property is perfect for a couple sharing or two young professionals.

**Monthly Rental of £450,
Deposit of £515**

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Fax: 01472 200 119



Lounge

Entrance through a uPVC double glazed entrance door straight into lounge area with a uPVC double glazed window to the front with venetian blind, brown carpet, neutral decorated walls, single light and shade, white skirting and ceiling, central heating radiator.

Kitchen

Range of cream wall and base units with black rolled edged work surface with stainless steel sink unit, built in Zanussi electric oven with 4 ring electric hob, black vinyl flooring, plumbing for washing machine, neutral painted walls, neutral tiled splash backs, single light fitting and central heating radiator, uPVC double glazed window to the front with blind. Built in cupboard housing gas and electric meters.

Bedroom 1

uPVC double glazed window to the rear, fitted with a brown carpet, neutral decor, single light fitting and central heating radiator, uPVC double glazed door leading to the rear

Bedroom 2

With carpet, pleasant décor, radiator, uPVC window and single light



Bathroom

With three piece matching white suite with shower over bath, white tiled splash backs, black vinyl flooring, single light, radiator and extractor fan, central heating radiator

Hallway

With neutral painted walls, brown carpet, single light fitting and storage cupboard

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



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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