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



George Street

Cleethorpes
DN35 8PL

£130,000

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Property Introduction

Offered for sale with no forward chain, this well-presented two-bedroom terrace property represents an excellent opportunity for first-time buyers, investors or those looking to downsize. The property benefits from gas central heating and uPVC double glazing and briefly comprises an entrance hallway, spacious lounge, kitchen/diner, first-floor landing, two bedrooms and a modern shower room. Externally, the property enjoys front and rear gardens, providing useful outdoor space. Ideally situated within easy walking distance of a range of local amenities, shops and the seafront, the property offers both convenience and coastal living. Viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor.

Lounge

10' 9" x 12' 10" (3.28m x 3.90m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Living flame gas fire with surround.

Kitchen/Diner

10' 11" x 15' 8" (3.33m x 4.78m)

Offering uPVC double glazed window and entry door to the rear elevation, the kitchen offers a range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and electric hob with extractor over. Central heating radiator.

First Floor Landing

Access to the two bedrooms and bathroom.

Shower Room

6' 3" x 7' 11" (1.90m x 2.41m)

Equipped with a wash basin and w.c set into a modern bathroom storage unit. Shower cubicle. Chrome effect central heating towel radiator. uPVC double glazed window to the rear.

Bedroom One

10' 9" x 12' 9" (3.27m x 3.89m)

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

Bedroom Two

11' 1" x 7' 5" (3.39m x 2.27m)

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

Outside

The property benefits from gardens to both the front and rear elevations, with the rear enjoying the morning and evening sun.

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.

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

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.

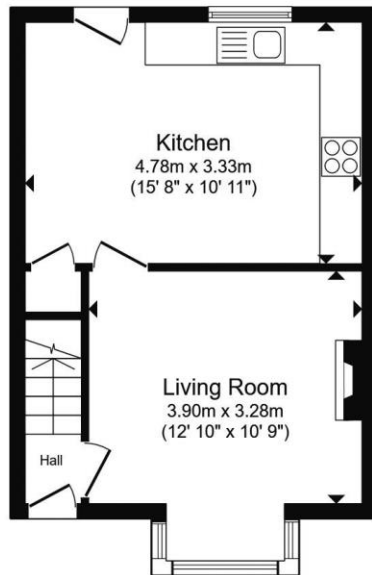
Free Valuations

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.

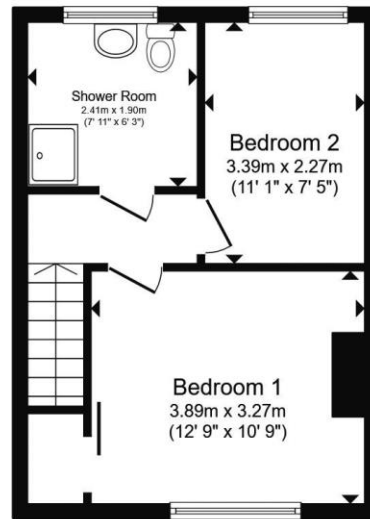
Property Management

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 66.0 m² (710 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

