



# CROFTS ESTATE AGENTS

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



Elliston Street

Cleethorpes  
DN35 7HU

Offers in the Region Of £97,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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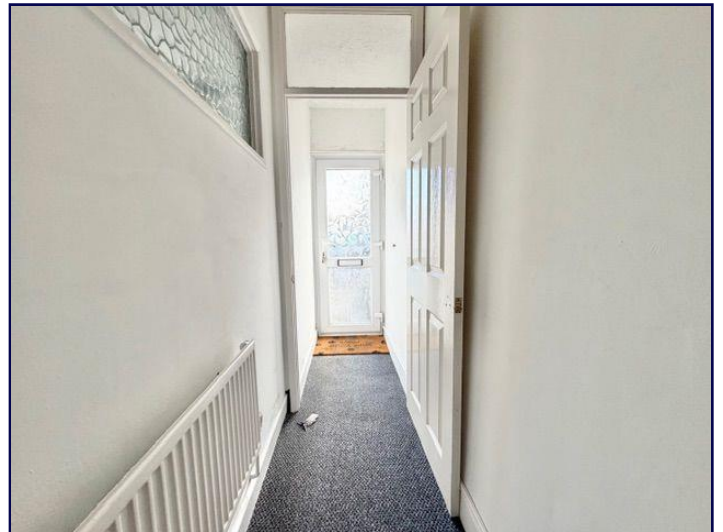
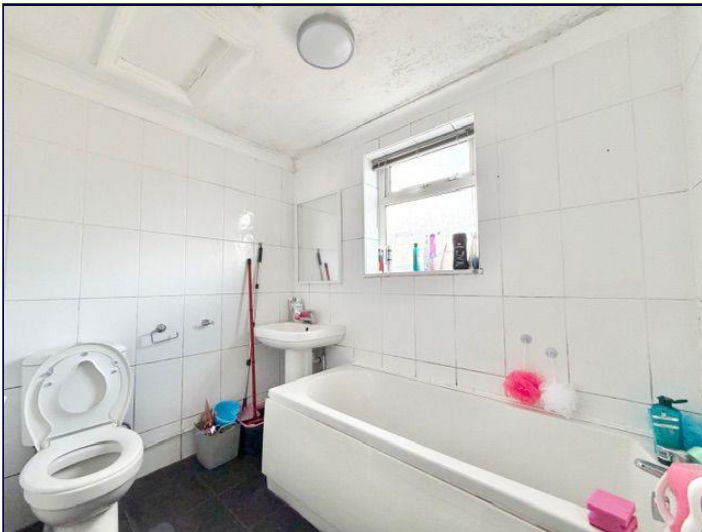
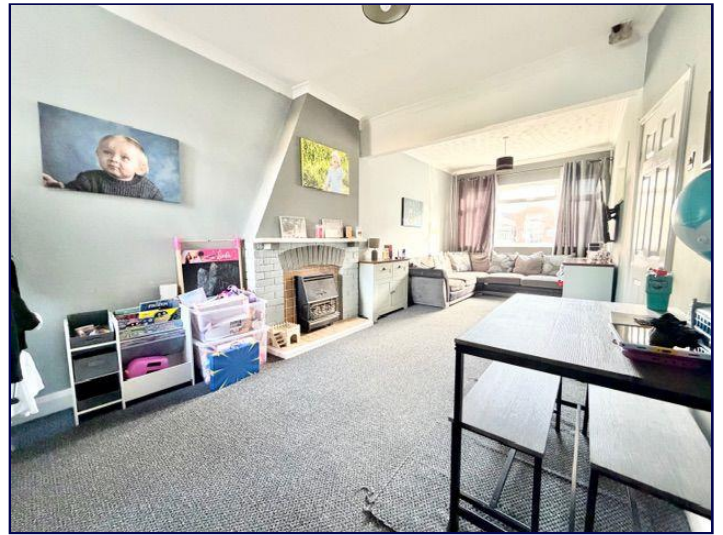
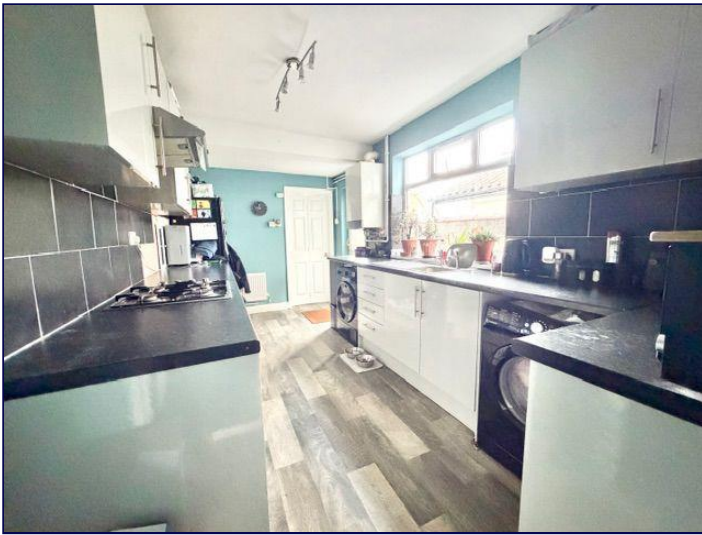
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### Property Introduction

**\*\*ATTENTION LANDLORDS!! - PROPERTY BEING SOLD WITH CURRENT TENANTS IN SITU** making it a hassle-free investment with potential rental yields of 10%. Well-presented with good decor and carpets, this property boasts a modern kitchen and a practical ground floor bathroom. Upstairs, you'll find a shower room and plenty of space. Located near a good primary school, transport links, and local amenities, this property ticks all the boxes for convenience. The rear garden is a good size and low-maintenance.

### Entrance hallway

Entered through a UPVC main entrance door, the welcoming hallway has a central heating radiator and a carpeted flight of stairs rising to the first floor.

### Lounge

10' 10" x 9' 9" (3.29m x 2.98m)

The lounge is open plan to the dining area and has grey carpet, grey decor to coving, radiator, uPVC window to the front and pendant light.

### Dining room

12' 8" x 12' 11" (3.85m x 3.94m)

Open plan to the lounge the dining area has uPVC window to the rear, grey decor to coving, radiator, pendant light and under stairs storage cupboard.

### Kitchen

15' 7" x 7' 5" (4.74m x 2.25m)

Fitted with a modern matching range of wall and base units with contrasting roll edge work surfaces fitted over and splash back tiling to the walls. Inset stainless steel kitchen sink with drainer, integrated single electric oven with a four ring electric hob fitted over and extractor fan over. Plumbing for an automatic washing machine and space for a free standing fridge freezer. uPVC double glazed window to the side aspect and a vinyl floor. Door leads to.

### Bedroom 1

12' 8" x 11' 1" (3.85m x 3.39m)

The front of the property is the first of the double bedrooms with has laminate flooring, neutral grey decor to coving, central heating radiator, pendant light and a UPVC double glazed window.

### Bedroom 2

12' 11" x 7' 4" (3.94m x 2.24m)

The second generous bedroom benefits from pleasant blue and grey decor and a wood effect laminate floor. Central heating radiator and a UPVC double glazed window.

### Bedroom 3

7' 5" x 10' 0" (2.25m x 3.04m)

To the rear of the property the third smaller sized bedroom has a carpeted floor, central heating radiator and a UPVC double glazed window to the rear aspect.

### Bathroom

7' 5" x 7' 0" (2.25m x 2.14m)

There is a white there piece bathroom suite with white tiled walls, black tiled floor, uPVC frosted window to the rear with blind, ceiling light and radiator.

### Shower Room

4' 9" x 5' 8" (1.44m x 1.72m)

To the middle of the first floor is the shower room. Fitted with a single shower unit and a low level flush W.C. Central heating radiator, UPVC double glazed window and a modern tiled floor.

### Rear garden

The rear garden is laid to stone and is of low maintenance with a decked patio area immediately to the rear of the property - ideal for garden parties and home entertaining. The boundary is secured with a mixture of garden walling and timber fencing. There is a gate to the rear alleyway.

### Front garden

Standing back from the main road the property has a low maintenance front garden with the boundary defined with garden walling and a wooden gate allowing for 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](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.

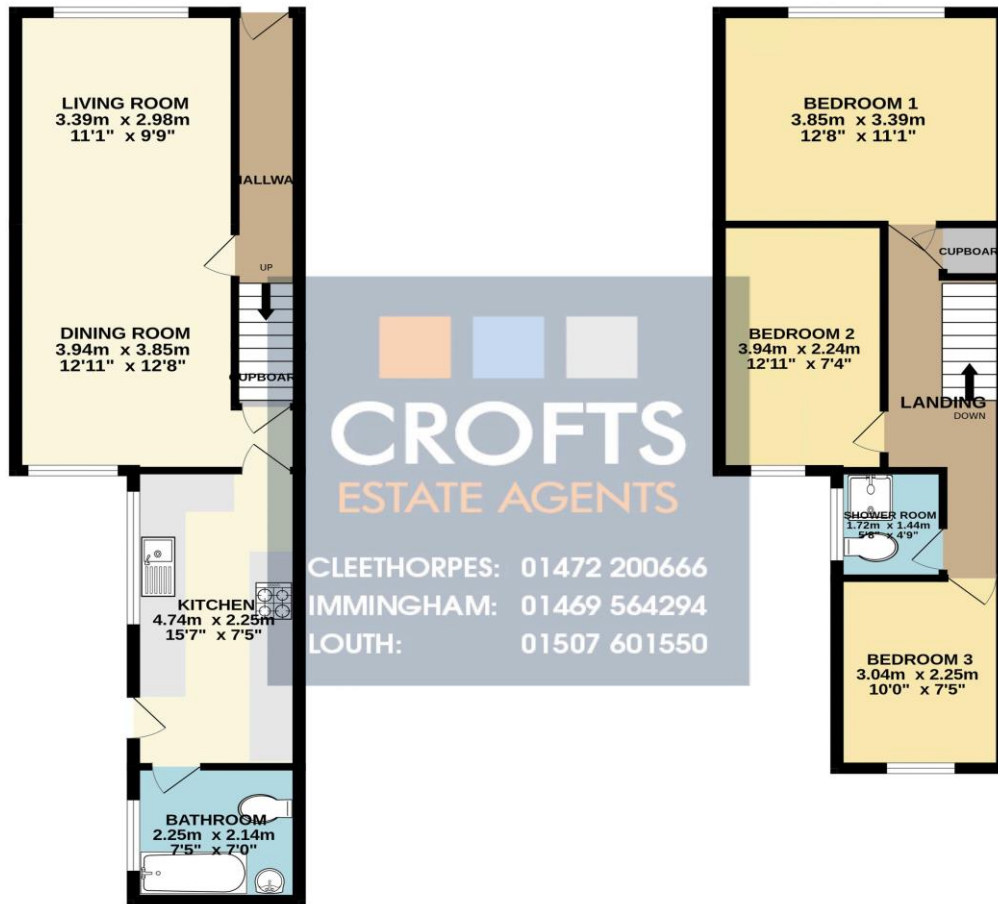
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
43.7 sq.m. (470 sq.ft.) approx.

1ST FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 82.6 sq.m. (889 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		84 B
69-80	C		
55-68	D	66 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 enquires, 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.