



# CROFTS ESTATE AGENTS

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



43A Mill Road (GFF)  
Cleethorpes  
DN35 8JA

Offers in the Region Of £74,950

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Email: Immingham :

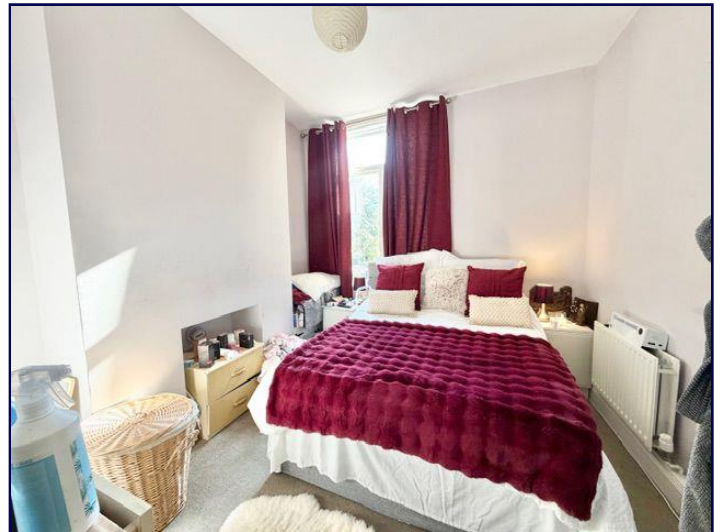
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### Property Description

This spacious two-bedroom ground floor apartment offers flexible accommodation and excellent potential, making it an ideal opportunity for retirees seeking convenient single-level living, first-time buyers looking to step onto the property ladder, young professionals, or investors searching for a property with scope to add value. The property is approached via a pleasant archway leading to a private entrance door, creating a welcoming sense of arrival. Internally, the apartment offers well-proportioned accommodation throughout. The kitchen provides a practical layout and is ripe for improvement, presenting an exciting opportunity for buyers to modernise and personalise the space to suit their own tastes and requirements. The generous lounge dining room forms the heart of the home, offering ample space for both relaxing and entertaining. An inner lobby leads to two double bedrooms, providing versatile living arrangements. One of the bedrooms is currently used as a second sitting room, demonstrating the flexibility of the accommodation and allowing prospective buyers to adapt the space to suit their lifestyle, whether as a bedroom, home office, or additional reception room. To the rear of the property is a convenient wet room, completing the internal accommodation. A particular highlight of the apartment is the impressive

south-facing rear garden. Generous in size and enclosed by a combination of fencing and walling, this outdoor space provides a wonderful area to enjoy the sun throughout the day, ideal for gardening, relaxing, or entertaining guests. From an investment perspective, the property currently generates an annual rental income of £6,000, with clear potential for investors to increase returns following modernisation and improvement. Early viewing is strongly recommended to fully appreciate the space, versatility, and potential this property has to offer.

### Front

The front of the property is low maintenance with low brick walls, a concrete area and a wood glazed door leading you to the communal entrance to the property. Alternatively, there is an additional side passageway door leading you to a private alleyway to the properties rear entrance and gardens

### Kitchen

11' 4" x 10' 9" (3.45m x 3.28m)

The kitchen has a tile effect vinyl cream flooring with white wall decor and white splashback tiling. The kitchen units are a white wooden style with grey worktops, the kitchen boasts a sink/drain unit, space for appliances such as an oven or tall fridge freezer, multiple storage spaces, one wooden window, one uPVC window and a frosted uPVC door.

**Living dining room**

15' 10" x 9' 11" (4.82m x 3.02m)

The living dining room has a cream carpet with cream wall décor, the rooms centre piece is a feature fireplace and there is also a storage cupboard, a large original wooden sash bay window, a pendant light and a radiator with space for both dining and living

**Shower Room**

7' 3" x 4' 8" (2.21m x 1.41m)

The shower room has a cream flooring with cream splashback tiling for wall décor, there is also a vanity sink, W.C, pendant light and a window.

**Bedroom One / Sitting room**

11' 11" x 12' 5" (3.64m x 3.79m)

This bedroom has a grey carpet with cream wall décor, there is a uPVC bay window to the front of the property in addition to a radiator pendant light and a wooden access door leading to a shared hallway.

**Bedroom Two**

13' 1" x 7' 6" (4m x 2.28m)

Double bedroom with wood single glazed window to the rear, neutral decor and carpet, radiator and pendant light.

**Rear Garden**

The SOUTH FACING rear garden has a well maintained grass lawn in addition to low brick wall and timber fenced boundaries for privacy. In addition to this, there is a concrete patio/seating area, various shrubs/plants to the rear end of the garden, a glass greenhouse and a private alleyway to the front of the property.



### 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 and 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

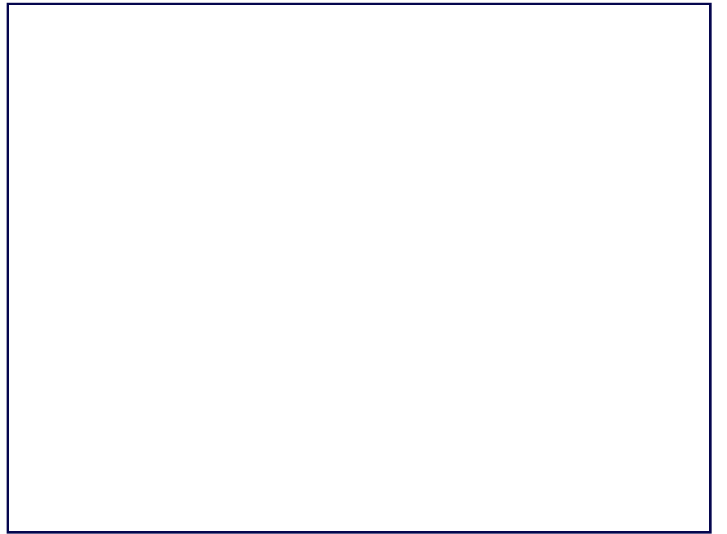
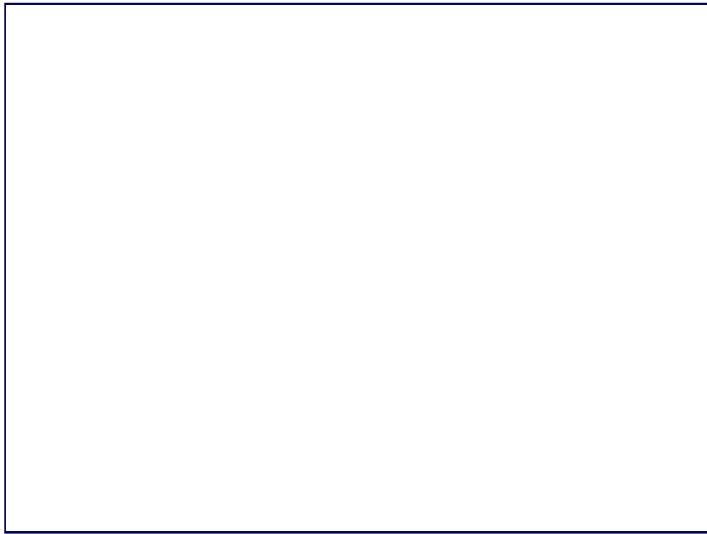
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to 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.**



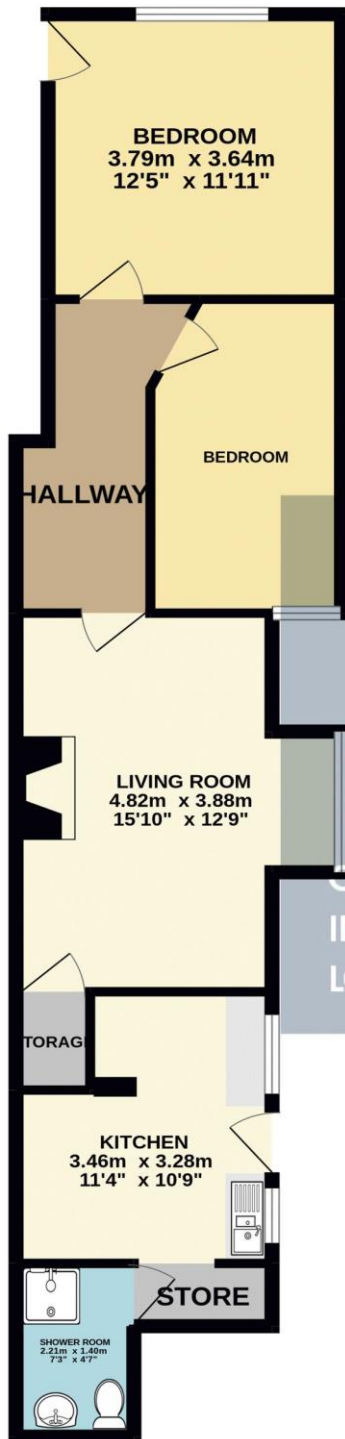


**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
57.8 sq.m. (622 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

⌘A : 57.8 sq.m. (622 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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