

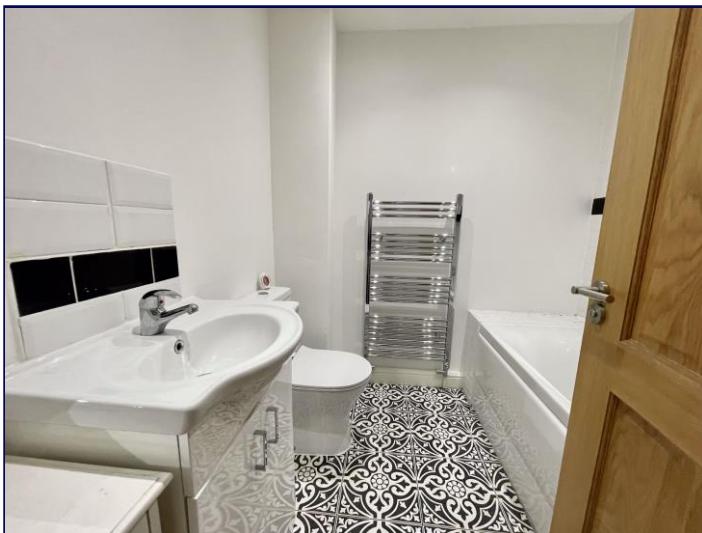


Valentine Court

Cleethorpes
DN35 7QR

Offers in the Region Of
£89,000

AN IDEAL INVESTMENT PURCHASE FOR AN INVESTOR - Crofts Estate Agents are pleased to be advertising for sale this lovely, unique and furnished property which forms part of the redevelopment of the old Barcroft school forming Valentine Court. Only by viewing can you truly appreciate the space that this lovely conversion has created with the accommodation situated over two floors. This lovely property benefits from gas central heating and sealed unit double glazing with the accommodation on offer comprising spacious reception hallway, modern ground floor bathroom, large master bedroom, second guest bedroom to the first floor and finally a lovely open plan dining/kitchen/living area to the second floor. One of the benefits to this lovely home is the courtyard garden providing a private and secure area to sit and relax. With parking spaces made available for all properties and further development of the communal courtyard area this is a truly unique opportunity with ample amenities located only a short walk away.



Entrance Hallway

6' 4" x 15' 2" (1.936m x 4.634m)

The entrance hall reveals a radiator, laminate flooring and a cupboard which houses the boiler.

Bathroom

6' 4" x 6' 4" (1.94m x 1.92m)

The bathroom reveals a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a bath with a glass screen and mains shower.

Lobby

Leading off from the hallway, this lobby area has a return staircase with storage beneath and leading to the first floor and door providing access to the main bedroom.

Bedroom One

15' 11" x 11' 7" (4.856m x 3.520m)

Bedroom one has two windows to the side elevation, a radiator and a carpeted floor.

First Floor Landing

Providing access to the second bedroom and to the second floor landing, the first floor landing is neutrally decorated with a nice focal feature created by an original support beam.

Bedroom Two

9' 10" x 9' 0" (2.99m x 2.75m)

Bedroom two has a Velux window, a radiator and a carpeted floor.

Second Floor Landing

This galleried landing creates a useful space and could be utilised as a small office/study area with desk. Door through to the open plan kitchen/dining/lounge.

Open Plan Living Area

22' 9" x 11' 9" (6.94m x 3.59m)

The lounge/dining area has a window to the side elevation, a radiator and laminate flooring. A good space for a dining table and chairs and also a sofa and furniture.

Kitchen

12' 10" x 6' 1" (3.92m x 1.86m)

The kitchen offers a good range of fitted wall and base units along with matching pantry unit with contrasting wood grain effect roll edged work surfacing with inset one and a half sink with tiled splashback. Plumbing for both a washing machine and dishwasher. Integrated oven and four ring gas hob with brushed steel chimney extractor over and fridge-freezer.

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Outside

The property itself owns a courtyard area with paved footpath and gravelled beds to the sides allowing for the gardener in the family still to be able to enjoy the outdoors. The remainder of outside space is a communal parking area for all the properties including future conversions.

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.

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.

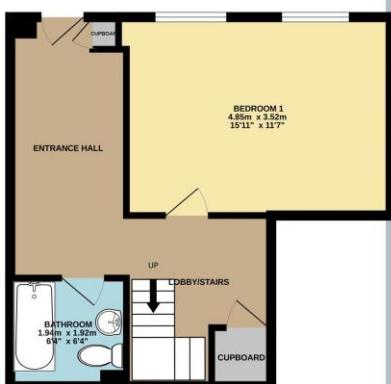
Mortgage and Financial Advice

With access to 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

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GROUND FLOOR



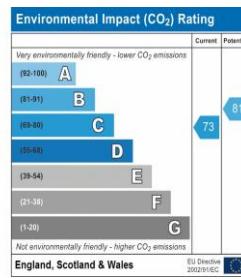
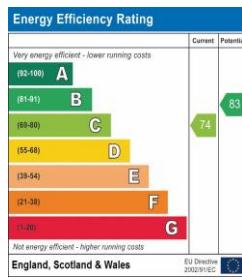
1ST FLOOR

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2ND FLOOR



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