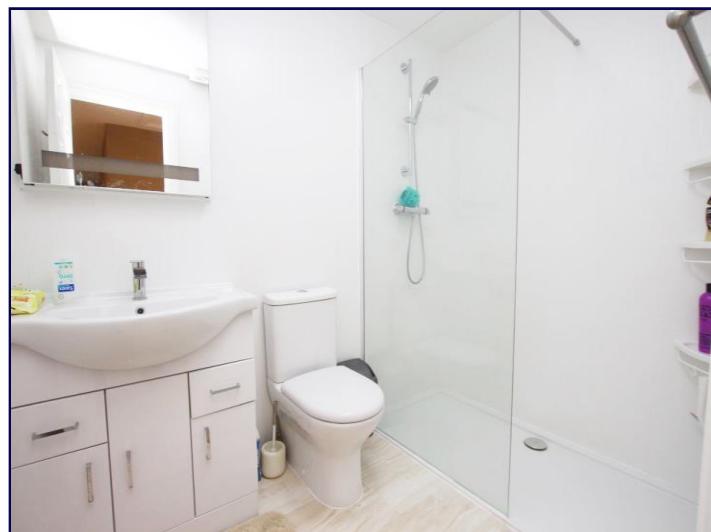




Humberston Fitties
Humberston
Grimsby
DN36 4EU

£84,950

Newly refurbished to a good standard is this delightful two bedroom detached chalet bungalow on the ever popular Humberston Fitties. Only a short walk from the beach, this chalet has undergone extensive works to improve and modernise it. Internal viewing will reveal two double bedrooms with built in wardrobes, modern bathroom suite, dining room, kitchen, utility and conservatory. This truly is a fantastic investment to either use, rent or both, this property must be seen to be appreciated. Viewings can be arranged immediately by contacting our Cleethorpes office.



Entrance Hallway

Entering into the property will reveal the hallway, which comprises of grey laminate flooring, LED spot lights and an electric heater. The hallway has been decorated to a modern standard, keeping in line with the rest of the chalet

Lounge

13' 8" x 9' 10" (4.16m x 2.99m)

The living room provides a spacious reception room, briefly comprising of carpeted floor, uPVC window to the front and side and an electric fire place.

Dining area

8' 2" x 10' 4" (2.49m x 3.15m)

The dining area, which leads off of the living room, consist of laminate flooring, uPVC window to the side and cupboard and worktop space to the side.

Kitchen

8' 2" x 8' 11" (2.49m x 2.72m)

This modern kitchen provides a range of storage with units to base and eye level. Having recently been refurbished, the kitchen benefits from integral appliances, granite sink and tiled flooring.

Utility room

5' 6" x 8' 11" (1.68m x 2.72m)

The utility room provides space and plumbing for a washing machine, as well as space for a tumble dryer. There is also a uPVC window to the rear and handy storage space for cleaning appliances or tools.

Conservatory

14' 11" x 8' 11" (4.54m x 2.72m)

The conservatory comprises of uPVC windows to the side and rear, along with uPVC french doors and vinyl flooring to match the utility room.

Bedroom 1

12' 0" x 8' 5" (3.65m x 2.56m)

Bedroom one consists of carpeted flooring, uPVC window to the front, electric heater and built in wardrobes.

Bedroom 2

12' 0" x 9' 9" (3.65m x 2.97m)

Bedroom two consists of carpeted floor, uPVC window to the rear, electric heater and a built in wardrobe.

Bathroom

The recently refurbished bathroom has been installed to a high standard, consisting of a walk in shower with glass screen, WC and wash basin. There is also tiled flooring.

Rear

Stood on a sizeable plot laid mainly to lawn with timber picket fencing securing the boundary. A timber shed provides essential outdoor storage.

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

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comprehensive credit and referencing checks detailed
photographic inventories and regular property inspections to
name just a few of our services.

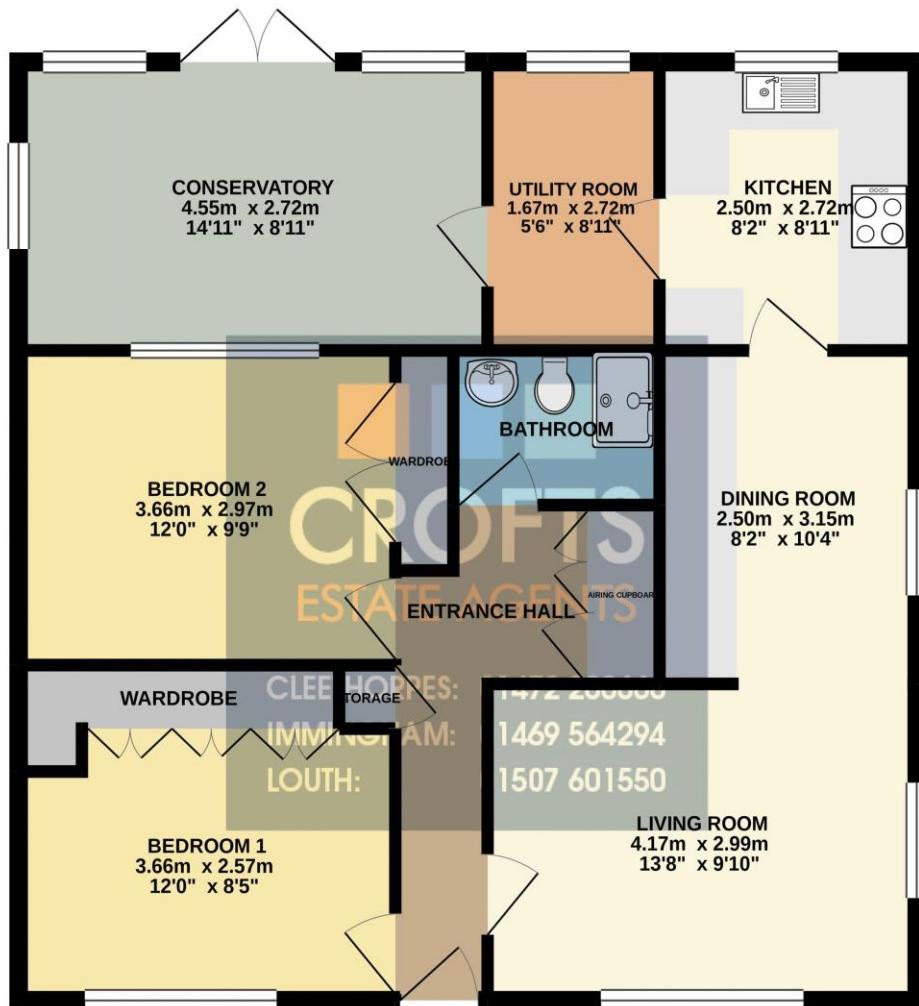
Mortgage and Financial Advice

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 HOME IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.**



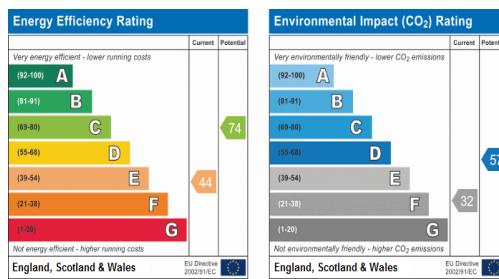
GROUND FLOOR
77.2 sq.m. (831 sq.ft.) approx.



TOTAL FLOOR AREA : 77.2 sq.m. (831 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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