



**Bursar Street**

Cleethorpes  
DN35 8DR

**Offers in the Region Of  
£119,950**

**BEING SOLD WITH NO FORWARD CHAIN** - Crofts are delighted to advertise for sale this lovely three bedroom mid-terrace property in Bursar Street. This property is located in the popular area of central Cleethorpes and is just a few minutes walk from the seafront, the high street and other local amenities. This house enjoys the benefits of uPVC double glazing and gas central heating throughout, as well as low maintenance front and rear gardens. The first floor of the property will present 3 good sized bedrooms plus the family bathroom (as well as a downstairs WC). With two reception rooms and the kitchen to the ground floor. With viewings coming highly advised this will make an ideal purchase for a first time buyer or young family.



#### **Entrance Hall**

Entering the property reveals the hall way with a radiator and a carpeted floor.

#### **Lounge**

10' 10" x 9' 11" (3.30m x 3.03m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Dining Room**

13' 0" x 10' 2" (3.97m x 3.10m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

#### **Kitchen**

11' 4" x 8' 1" (3.45m x 2.46m)

The kitchen has a window and door to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer.

#### **WC**

With an opaque window to the rear elevation, vinyl flooring and a WC.

#### **First Floor Landing**

The first floor landing has access to the loft and a carpeted floor.

#### **Bedroom One**

13' 1" x 8' 2" (3.99m x 2.49m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Two**

10' 11" x 6' 4" (3.32m x 1.92m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Three**

7' 9" x 6' 5" (2.37m x 1.96m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bathroom**

10' 11" x 8' 0" (3.32m x 2.45m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and bath.

## Outside

With a low maintenance front garden accessed through a gate. The rear garden is enclosed by perimeter fencing with a lawn and patio area ideal for alfresco dining.

## 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](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

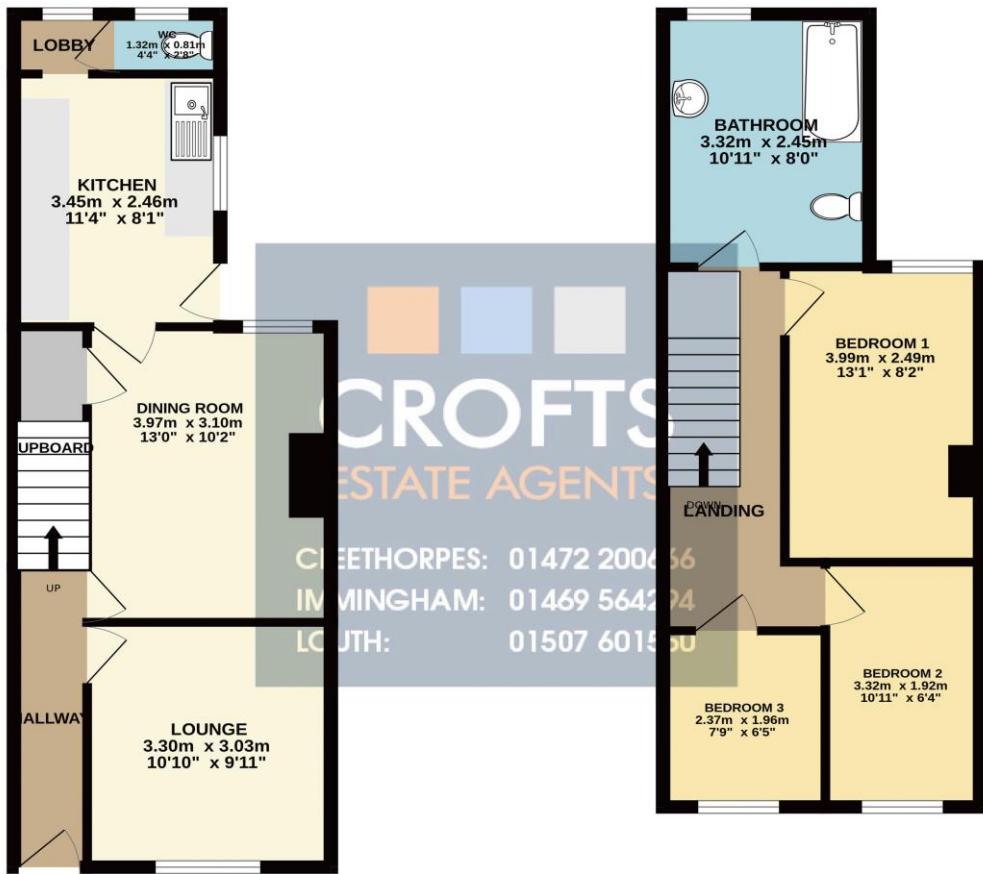
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
39.0 sq.m. (419 sq.ft.) approx.

1ST FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 76.1 sq.m. (819 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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