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**36 Epperstone Residential
Caravan Park Humberston
Grimsby
DN36 4HH**

**Offers in the Region Of
£30,000**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this detached static home located on the ever popular Epperstone Residential caravan park. Located near to a wide range of amenities and also the town centre of Grimsby and Cleethorpes, this property comes with viewing highly advised. Internal viewing will reveal the kitchen-dining-lounge area, two bedrooms and a shower room. There is also metal shed with plumbing for a washing machine in and space for storage as well as a low maintenance outside area and parking.

62 St Peters Avenue, Cleethorpes
North East Lincolnshire, DN35 8HP

Email: info@croftsestateagents.co.uk
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Tel: 01472 200666

Kitchen-dining-living

18' 5" x 9' 9" (5.62m x 2.98m)

Open plan, there are two doors to the side, windows to both sides and the front, two radiators and a carpeted floor. There are also fitted kitchen units with a sink and drainer and laminate flooring to the kitchen area.

Bedroom One

9' 1" x 9' 9" (2.78m x 2.98m)

Bedroom one has a window to both sides, a radiator, a carpeted floor and fitted furniture.

Bedroom Two

5' 8" x 7' 3" (1.72m x 2.21m)

Bedroom two has a window to the side elevation, a radiator, a carpeted floor and fitted furniture.

Shower Room

The shower room has an opaque window to the side elevation, a radiator and laminate flooring. There is also a WC, basin and a shower cubicle.

Metal Shed

There is a good sized metal shed with plumbing for a washing machine and also plenty of storage space.

Outside

There is parking and a low maintenance space with a stepped decked area providing access.

Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. 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

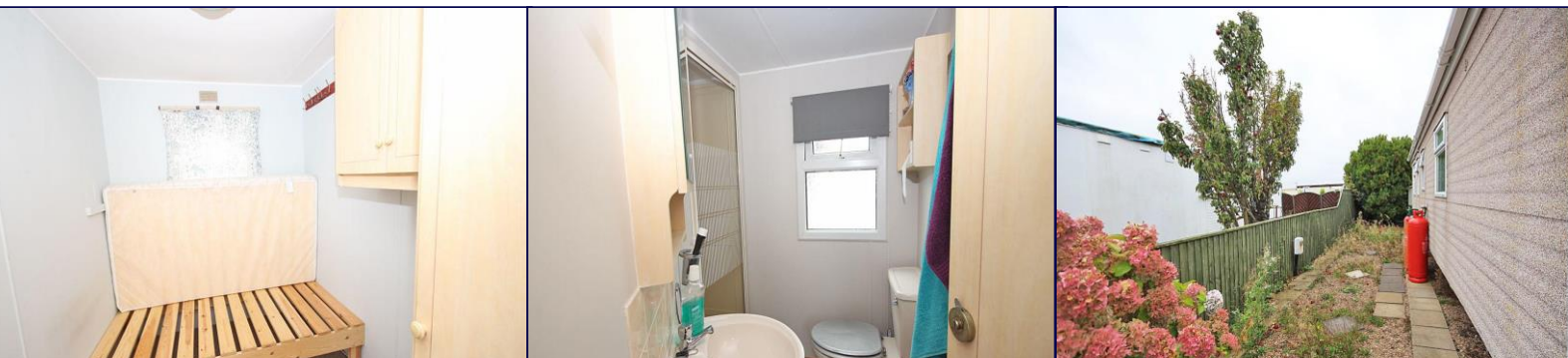
Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation, just call the office on 01472 200666.

Louth Office: 01507 601550

Immingham Office: 01469 564294



DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.