



CROFTS ESTATE AGENTS

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



Clerke Street

Cleethorpes
DN35 7NE

£75,000

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Property Introduction

Crofts estate agents are pleased to be able to bring to the market this two double bedroom end of terrace which creates an ideal purchase for a variety of buyers, from the first time to the investor client. Currently tenanted but with the tenant due to move out shortly, the property offers the benefits of gas central heating and uPVC double glazing, the property is set within this established residential location providing good road links to the Cleethorpes main front. The accommodation comprises entrance porch, hallway, through lounge / diner, kitchen, first floor landing, two double bedrooms and a good sized bathroom. Low maintenance front and rear gardens. Viewing is highly advised.

Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

Hallway

Door through to the lounge/diner and staircase to the first floor.

Lounge/Diner

26' 3" x 13' 0" max (8.011m x 3.97m)

A well proportioned lounge diner offering uPVC double glazed bay window to the front elevation and a further double glazed window to the rear. Two fire places, one to the lounge and one to the dining area, with the lounge having an open fire. Laminate flooring. Central heating radiators.

Kitchen

13' 10" x 7' 9" (4.228m x 2.354m)

The kitchen offers a range of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Splashback tiling. Wall mounted gas boiler. Plumbing for a washing machine. Central heating radiator. uPVC double glazed windows to the rear and side elevations along with entry door.

First Floor Landing

Central heating radiator. Loft access to the ceiling.

Bedroom One

11' 6" x 13' 0" (3.514m x 3.972m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

12' 6" x 7' 10" (3.816m x 2.383m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

10' 4" x 7' 11" (3.154m x 2.413m)

The bathroom has a uPVC double glazed window to the rear elevation and is fitted with a pedestal wash hand basin, panelled

bath, w.c and shower cubicle. Tiling to the walls. Central heating towel radiator.

Outside

Low maintenance gardens to both the front and rear elevations.

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, 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

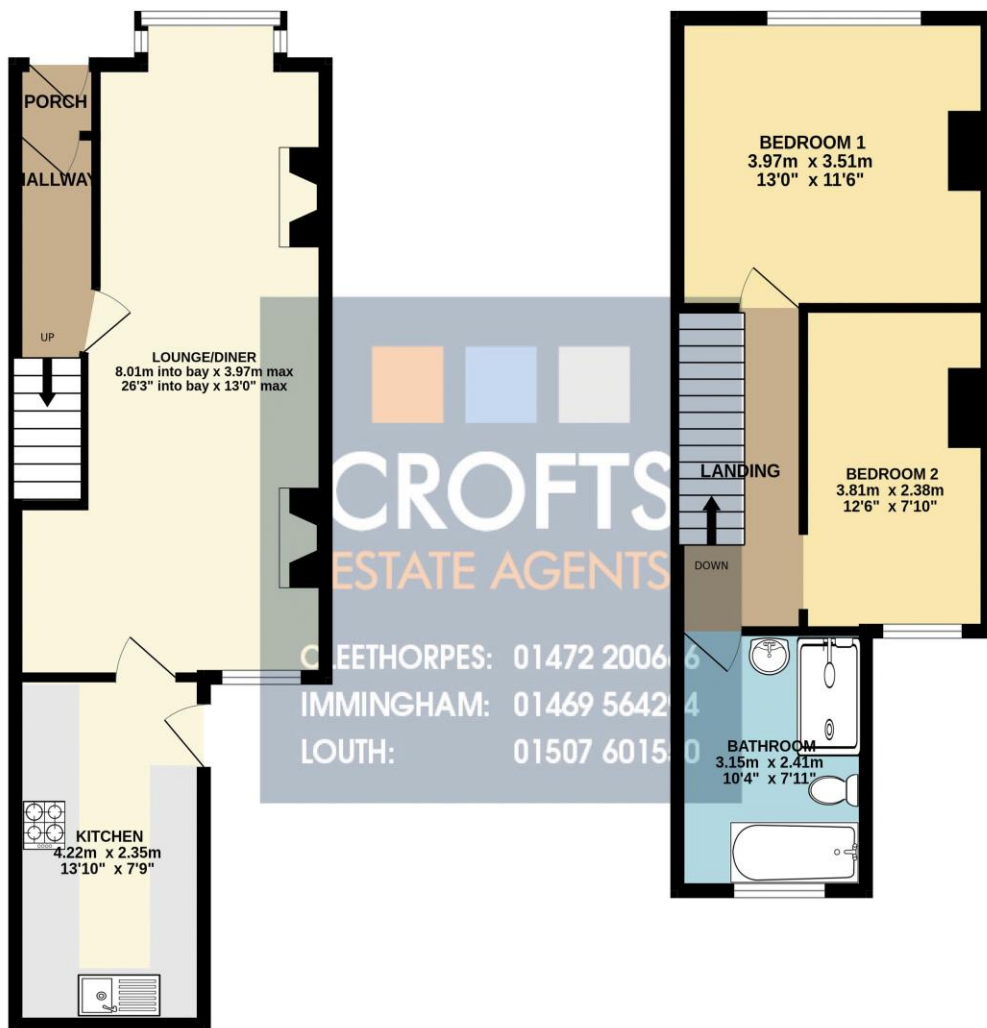
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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

GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 75.8 sq.m. (816 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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