



New Road

Waltham
DN37 0EN

Auction Guide Price £135,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious mid terrace property located within the ever popular village of Waltham. Ideal for a first time buyer or investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the kitchen, lounge-diner, bathroom and two bedrooms both with high quality fitted furniture. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.



Kitchen

9' 5" x 10' 5" (2.87m x 3.18m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a sink and drainer, plumbing for washing machine and plenty of counter space.

Lounge/Diner

20' 3" x 11' 11" at widest (6.18m x 3.64m)

The lounge-diner has a window to the front elevation, a radiator and laminate flooring.

Bathroom

5' 9" x 7' 6" (1.75m x 2.28m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath.

Stairs

Carpeted stairs lead to the first floor.

Bedroom One

11' 4" x 11' 9" (3.45m x 3.59m)

Bedroom one has a window to the rear elevation, a radiator and vinyl flooring. There is also quality fitted furniture.

Bedroom Two

8' 6" x 8' 11" (2.60m x 2.72m)

Bedroom two has a window to the front elevation, a radiator and vinyl flooring. There is also quality fitted furniture.

Outside

There is a tidy frontage with a gate opening to reveal a passage with access to the rear garden. The rear garden is enclosed by perimeter fencing with a lawn, established shrubs and a patio area ideal for alfresco dining.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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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

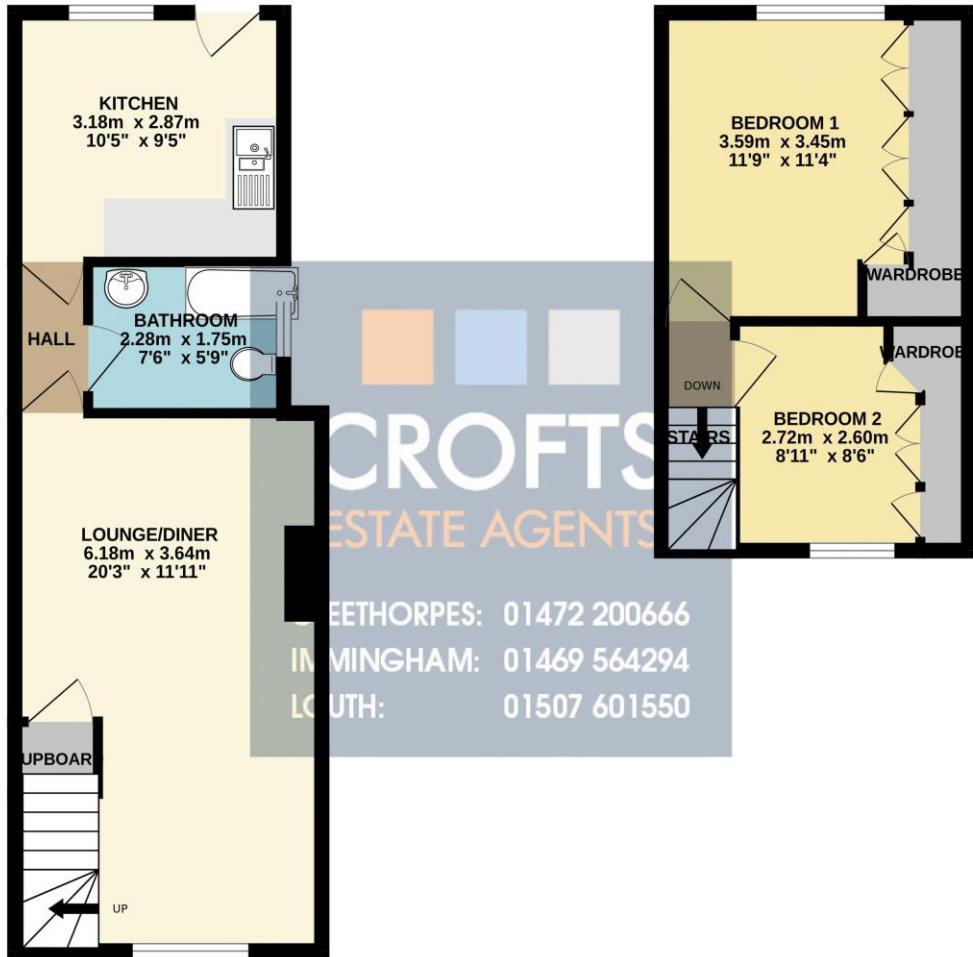
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



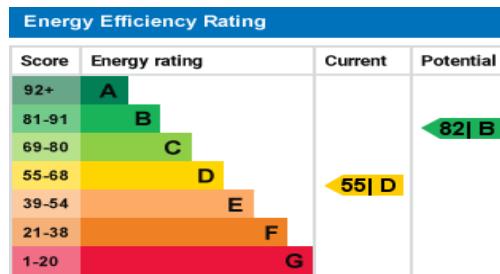
GROUND FLOOR
36.8 sq.m. (396 sq.ft.) approx.

1ST FLOOR
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA: 59.3 sq.m. (638 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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