



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Epperstone Residential Caravan Park

Humberston
DN36 4HH

£55,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious chalet located on Epperstone Residential caravan park where you can live all year round. Being the only chalet with a proper mains gas supply this isn't just any old property you would find on here. With a spacious accommodation including a lounge-diner, modern fitted kitchen, two bedrooms and the shower room. Outside there is ample off road parking, gardens and also a secure building in the garden that is ideal for a home office, garden room or even just a fantastic storage space and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Lounge/Diner

11' 3" x 19' 9" (3.43m x 6.02m)

The lounge-diner has a door to the front and dual aspect windows, two radiators and carpeted floor. The television is also included.

Kitchen

7' 5" x 9' 8" (2.27m x 2.95m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also lovely fitted kitchen with a one and a half sink and drainer, electric oven, gas hob and a washer/dryer and extractor above the window.

Inner hall

The inner hall has access to the loft, a cupboard and a carpeted floor.

Bedroom One

8' 0" x 9' 9" (2.44m x 2.96m)

Bedroom one has a door to the rear elevation, a radiator and a carpeted floor. Curtains & wardrobes are included in this bedroom.

Bedroom Two

5' 9" x 9' 8" (1.76m x 2.95m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and wardrobes.

Shower Room

6' 4" x 6' 5" (1.94m x 1.95m)

The shower room has an opaque window to the side elevation, a radiator, cupboard and a white suite with a WC, basin and shower cubicle with a mains operated shower.

Outside

There is off road parking on the driveway and a tidy front garden which is mainly a lawn with perimeter fencing which covers the majority of the grounds. To the rear and the side there is a lawned area with established shrubs. In the rear garden there is also a secure outbuilding which can be used as a studio, garden room, home office or even secure storage.

Ground Rent

The property has a ground rent payable of £198 per month.

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 : 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

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.

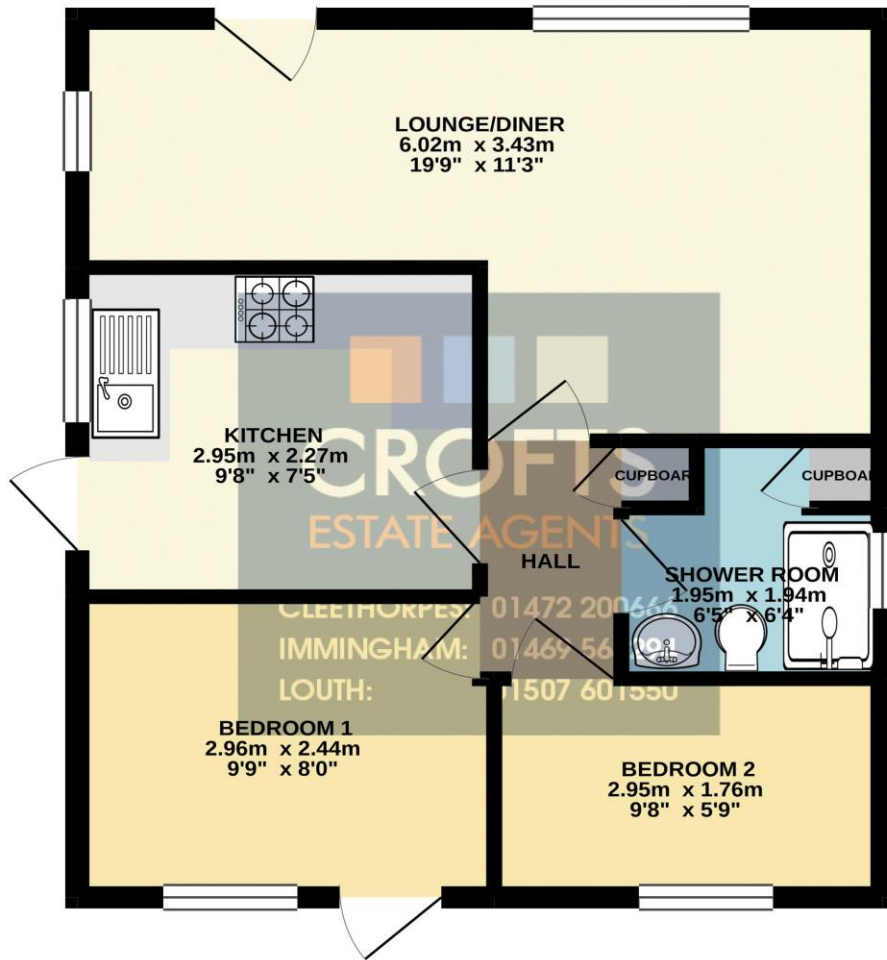
Mortgage and Financial Advice

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
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 42.9 sq.m. (462 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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