

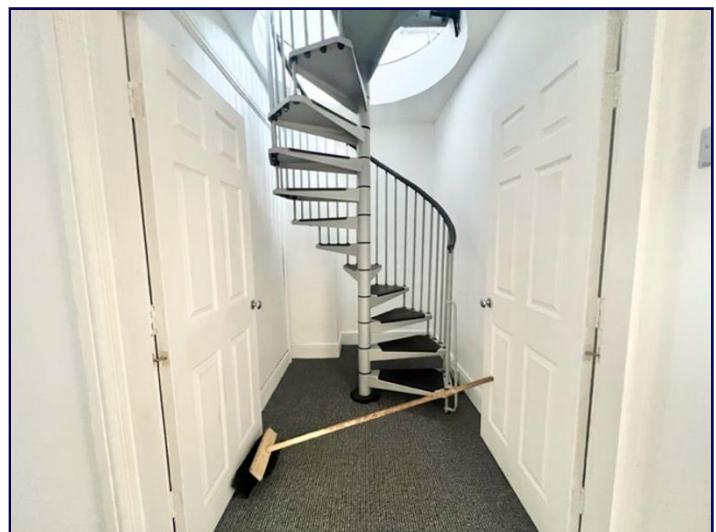
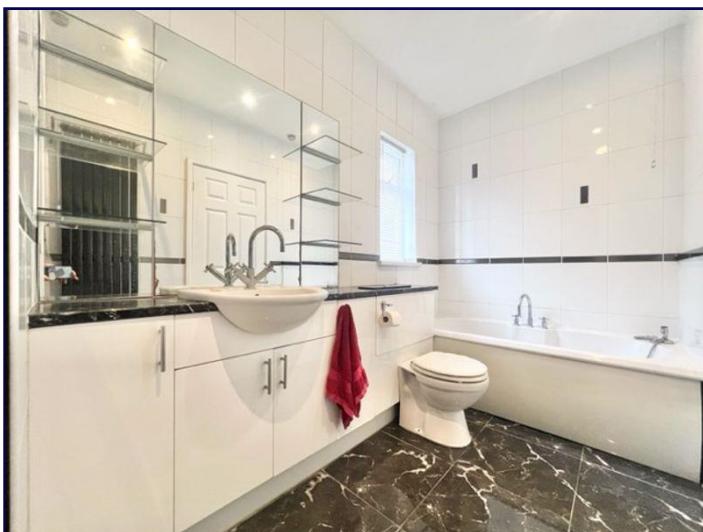


**Cambridge Street**

Cleethorpes  
DN35 8HD

**Offers in the Region Of  
£205,000**

Crofts are pleased to bring to the market this two bedroom flat including a commercial unit beneath situated within the heart of Cleethorpes, close to sea view street with its many shops, bars and amenities, and also a short walk of the main shopping area of St Peters Avenue. The apartment comprises of modern breakfast kitchen room , hallway, spacious lounge, single bedroom to the first floor, bathroom with shower and separate bath and good sized double bedroom to the second floor. The property also benefits from a first floor balcony to the rear of the property with stairs to ground floor. To the ground floor there is a commercial unit which is currently let with the current tenant showing a keen interest in staying. The apartment would either suit a first time buyer or investor buyer with rents for this type of apartment coming in at £600 PCM, and with the shop currently let at £660pcm making it a good investment.



#### **Retail Space Front**

18' 7" x 13' 8" (5.672m x 4.164m) max  
Main shop area to front. Opens to second section.

#### **Retail Space 2nd Section**

12' 9" x 13' 6" (3.88m x 4.105m)

#### **Retail Space 3rd Section**

16' 9" x 10' 8" (5.101m x 3.255m) max

#### **Store and W.C**

7' 2" x 8' 4" (2.197m x 2.53m)  
Storage area and w.c with toilet and wash hand basin.

#### **Kitchen**

10' 0" x 8' 1" (3.05m x 2.461m)  
Small kitchen area with rear entry door.

#### **Flat Kitchen/Breakfast Room**

12' 5" x 8' 5" (3.78m x 2.56m)  
A modern kitchen breakfast room with space for small dining table and chairs has white wall and base units with grey work top over, space for tall fridge freezer, cooker with fixed extractor over and washing machine. The room has black metro tiled splash backs, black tiled floor, built in storage cupboard, uPVC door and window to the rear, pendant light, loft access, white decor and tall black contemporary radiator.

#### **Lounge/Diner**

12' 2" x 13' 10" (3.71m x 4.21m)  
A large spacious room to the front of the apartment with deep uPVC bay window with inward opening French doors. The room has white decor with feature wall, brown carpet, radiator and six way ceiling light.

#### **Bathroom**

12' 7" x 5' 6" (3.84m x 1.67m)  
A large bathroom has a white matching three piece suite with separate tiled shower enclosure and vanity sink and WC. The room has black white tiled walls and floor, white storage units, frosted uPVC window to the side, four down lights, extractor and tall black radiator

#### **Bedroom Two**

7' 2" x 8' 0" (2.19m x 2.44m)  
A single bedroom which has uPVC window to the rear, black and white carpet, white decor, ceiling light, radiator and blind.

#### **Landing**

A spacious hallway has tiled area and carpeted area with white walls, downlights and pendant light. Spiral staircase leading upto the converted loft.

**Cleethorpes      01472 200666**  
**Immingham      01469 564294**  
**Louth      01507 601550**

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## **Bedroom One**

13' 2" x 13' 9" (4.02m x 4.20m)

With spiral staircase coming from an enclosed landing area on the first floor the bedroom has two Velux windows to the front, carpet, down lights and white decor.

## **Outside**

The decking area is to the rear of the property and provides the entry and exit routes to and from the apartment. A metal staircase runs from ground to first floor level with the decking area having tall timber fence which serves to keep the area private and secure. A timber gate leads into the top of the stairs.

## **Tenure**

To be sold with the Freehold for the building, 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.

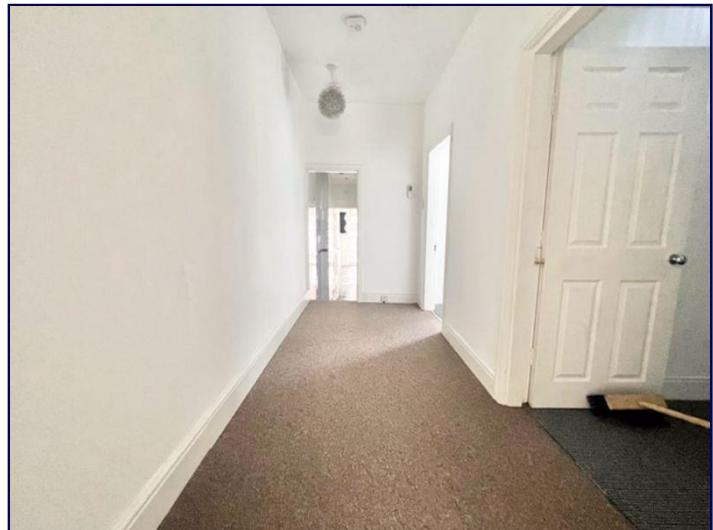
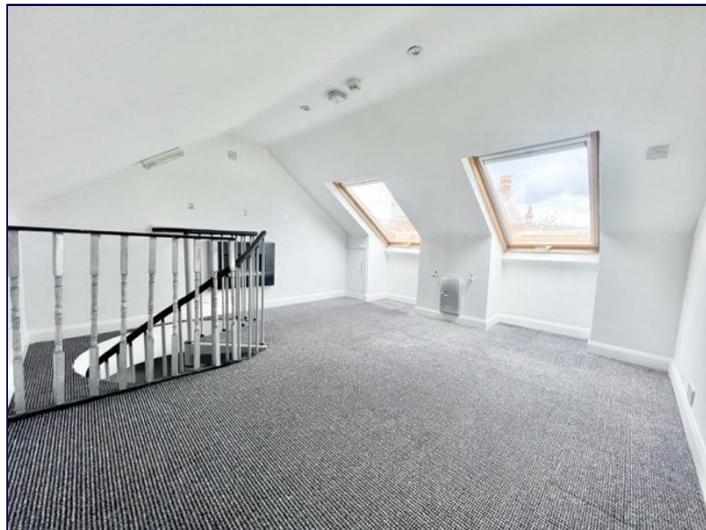
## **Property Management**

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

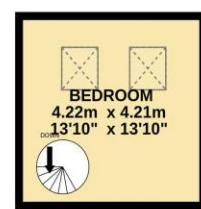
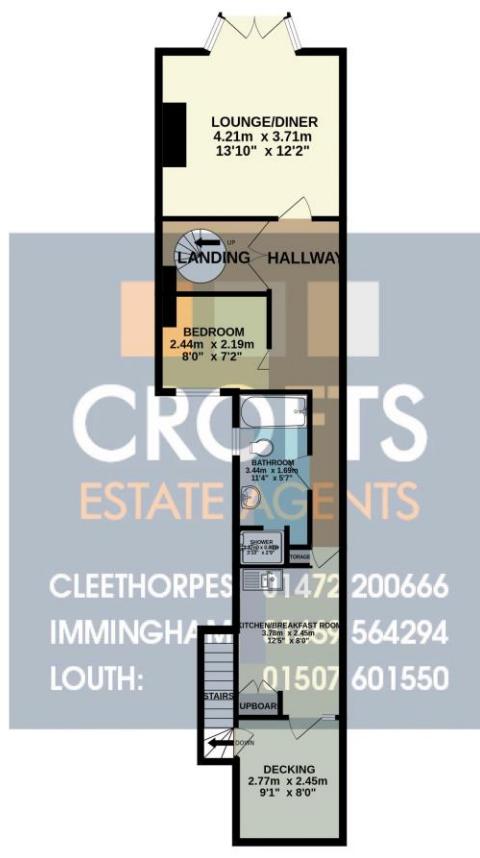
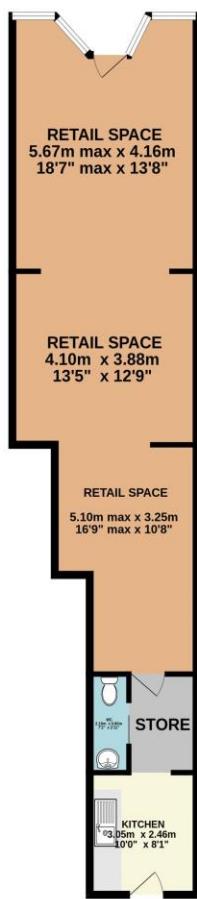
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GROUND FLOOR  
65.7 sq.m. (707 sq.ft.) approx.

FIRST FLOOR  
58.9 sq.m. (634 sq.ft.) approx.

2ND FLOOR  
17.8 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA: 142.3 sq.m. (1532 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for inaccuracy, omission or inaccuracy. These plans are for guidance purposes only and should be viewed in conjunction with 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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