



Grimsby Road

Cleethorpes  
DN35 7DG

Monthly Rental Of £455  
Deposit Of £525

Converted from the former outbuildings to the rear of The former Imperial Hotel and Public House is this beautiful character mid terraced bungalow. The single storey property has an open plan kitchen diner lounge, one bedroom and bathroom. The property benefits from secure off road parking with electric gated entry system and shared courtyard gardens. The property lies just off Grimsby Road which offers easy access to Cleethorpes and Grimsby excellent bus transport links and superb access to amenities and conveniences.



## Kitchen dining lounge

29' 8" x 11' 3" (9.03m x 3.44m)

A superb open plan room has kitchen to one end with lounge to other with space for dining in between.

## Bedroom One

Double bedroom with uPVC window to the side

## Bathroom

Bathroom with white three piece suite with shower over the bath

## Parking

Allocated secure parking for one vehicle with electric gated entry system.

## Garden

The property will have shared access and responsibility for a courtyard garden area

## **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 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 01472  
200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week  
to arrange for your free valuation.

## **Property Management**

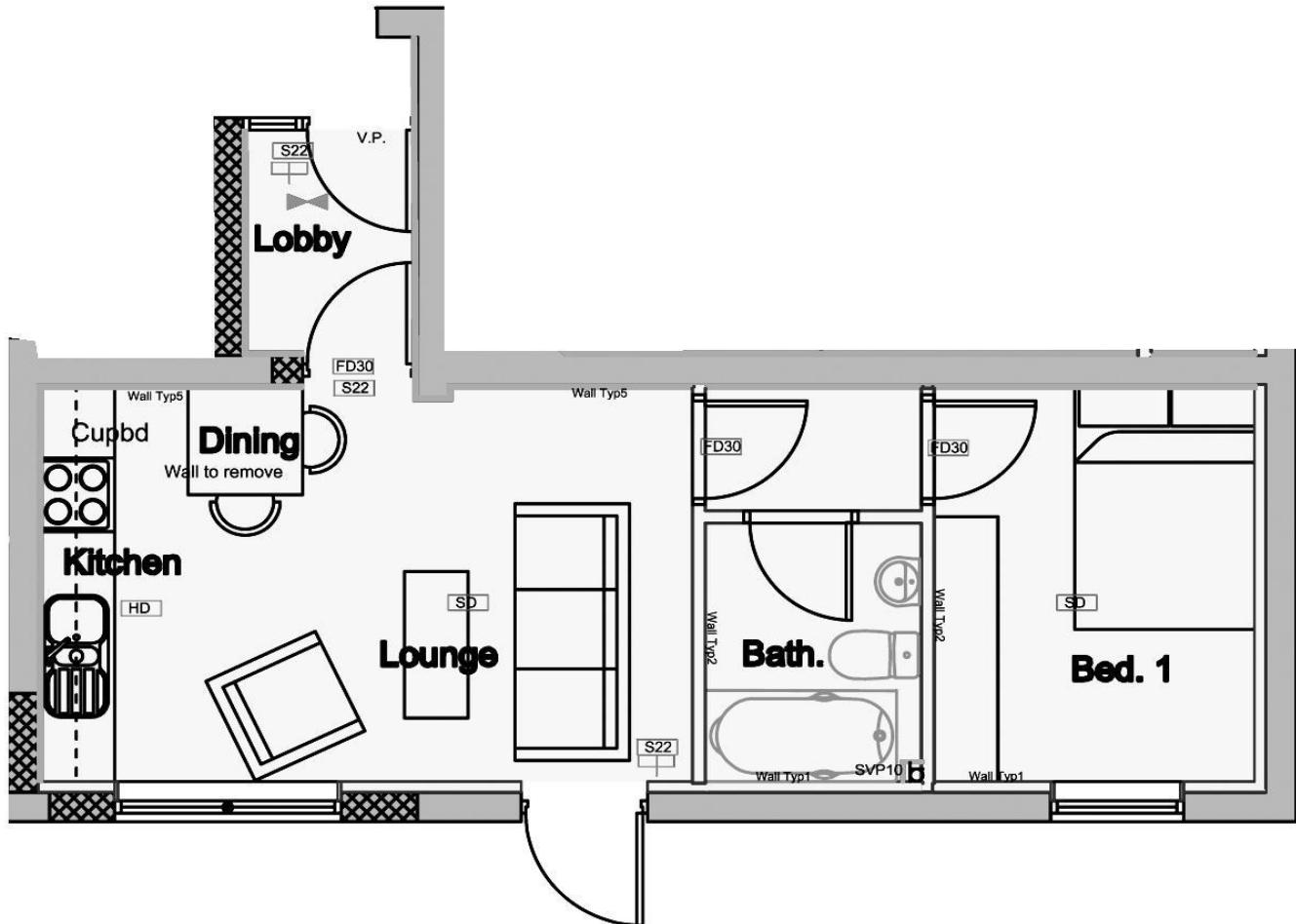
We offer a full property management service, offering full and  
comprehensive credit and referencing checks detailed  
photographic inventories and regular property inspections to  
name just a few of our services.

## **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

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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