



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Cottesmore Road

Cleethorpes
DN35 0RY

Offers in the Region Of
£170,000

Crofts estate agents are delighted to be able to offer for sale this lovely and well presented two double bedroom mid terrace property located within this ever sought after location within Cleethorpes. Ideal for a variety of buyers this property comes with viewing highly advised and presents a ready to move into home. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the well proportioned lounge, modern kitchen-diner and cloakroom all to the ground floor. To the first floor there is the landing, two double bedrooms and the bathroom. Externally there are low maintenance gardens along with off road parking to the rear. uPVC double glazing and gas central heating.

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Lounge

15' 11" x 12' 7" (4.850m x 3.846m)

This lovely sized reception room is neutrally decorated apart from one feature wall and has the composite door and a window to the front elevation. Central heating radiator. Staircase to the first floor.

Kitchen/Diner

12' 1" x 12' 7" (3.681m x 3.847m)

The kitchen-diner has a window and door to the rear elevation and again like the majority of the property neutrally decorated. The dining kitchen offers an excellent array of fitted wall, base and larder unit along with complementary work surfacing with inset one and a half sink and drainer. Integrated oven and four ring hob with stainless steel wall splashback guard and chimney extractor over. Plumbing for an automatic washing machine. The larder unit houses the Ideal gas boiler. Central heating radiator. Tiled flooring. uPVC double glazed window and an entry door to the rear elevation.

Cloakroom

3' 4" x 6' 2" (1.016m x 1.878m)

Equipped with a close coupled w.c and having pedestal wash hand basin. Splashback tiling.

First Floor Landing

The first floor landing has access to the loft and a central heating radiator.

Bedroom One

12' 0" x 12' 8" (3.65m x 3.85m)

Pleasantly decorated and having uPVC double glazed window to the front elevation. Central heating radiator. Cupboard housed over the stair bulk head.

Bedroom Two

8' 10" x 12' 8" (2.69m x 3.85m)

The second double bedroom has a uPVC double glazed window and a central heating radiator.

Bathroom

6' 11" x 5' 7" (2.10m x 1.69m)

A modern bathroom equipped with a close coupled w.c, vanity wash hand basin and a P-shaped bath with screen and shower over. Splashback tiling. Central heating radiator. Two pin bathroom socket.

Outside

To the front there is as small open plan area with gravelled bed. An archway to the side of the property leads down to the residents parking area providing useful off road parking. The rear garden is gravelled for ease of maintenance along with a patio area all of which is enclosed by perimeter fencing with rear gated access to the parking area.

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 B: 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.

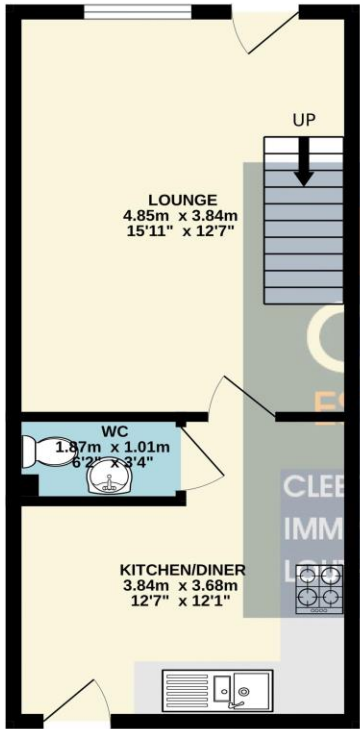
Mortgage and Financial Advice

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

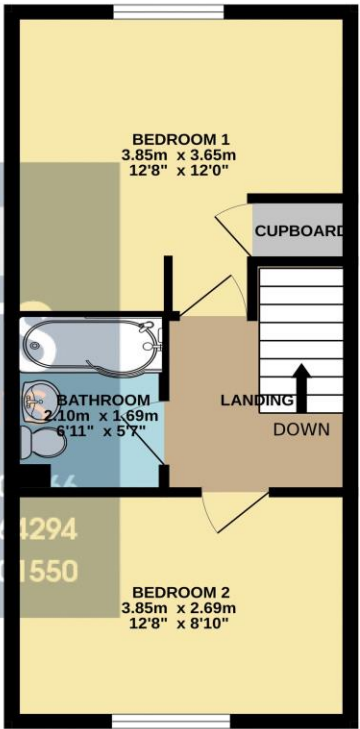
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
32.5 sq.m. (349 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 64.8 sq.m. (698 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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