

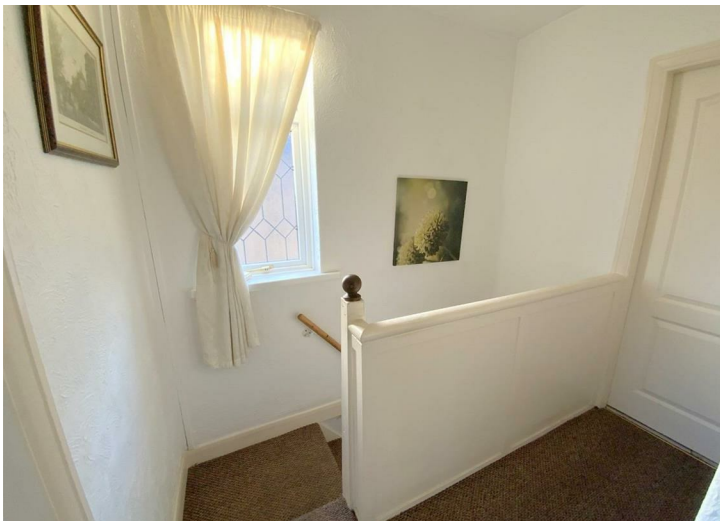
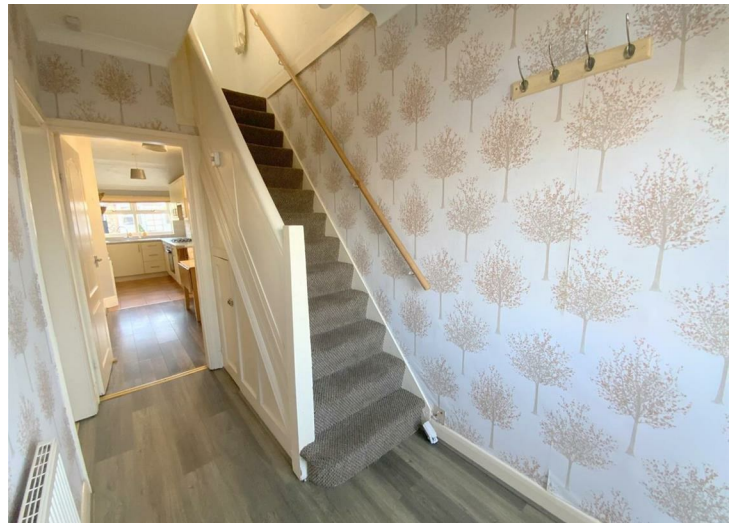


134 Campden Crescent, Cleethorpes, North East Lincolnshire, DN35 7UQ
£150,000

Key Features:

- Three Bedroom End Terrace Property
- Off Road Parking
- Popular Location
- Open Plan Living Dining Kitchen
- Separate Bay Fronted Lounge
- Ideal First Time Purchase/Rental Investment
- No Forward Chain

A three bedroom end of terrace home situated in this popular residential area, with easy access to the seafront and town centre. The property offers potential for some updating and improvement, with accommodation comprising; entrance hall, a bay fronted lounge, open plan living dining kitchen, and first floor with three bedrooms and a shower room. An ideal project for first time buyers or small family home situated close to Reynolds Primary Academy. Set in low maintenance gardens with off road parking to the front, and a detached garage/workshop to the rear (no vehicular access). Offered for sale with No Forward Chain.



ENTRANCE HALL

Front entrance to the property with understairs storage cupboard.

LOUNGE

15'8" x 9'11" (4.78 x 3.04)

With a bay window to front aspect, and traditional fireplace with inset gas fire, marble back and hearth.

KITCHEN DINER

19'10" x 7'3" (6.06 x 2.22)

Fitted with wall and base units, work surfaces incorporating a resin sink, built-in oven and gas hob, plumbing for a washing machine and space for further appliances. Rear and side aspect windows. Open plan to:-

LIVING ROOM

17'8" x 7'5" (5.40 x 2.27)

Opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

10'8" x 9'11" (3.26 x 3.03)

Double bedroom to front aspect.

BEDROOM 2

10'4" x 9'4" (3.16 x 2.86)

A second double bedroom, to rear aspect, with fitted storage/wardrobe.

BEDROOM 3

6'5" x 6'1" (1.98 x 1.86)

To rear aspect, with fitted storage cupboard housing the gas central heating boiler, and loft access via a drop down ladder (boarded/insulated).

SHOWER ROOM

4'9" x 5'10" (1.47 x 1.80)

Fully tiled with spacious walk-in shower, vanity sink unit, and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

Set well back, the front of the property provides valuable off road parking for one vehicle, and garden laid to artificial lawn. The rear garden is mainly paved, with further artificial lawn, shed, and detached garage/workshop.

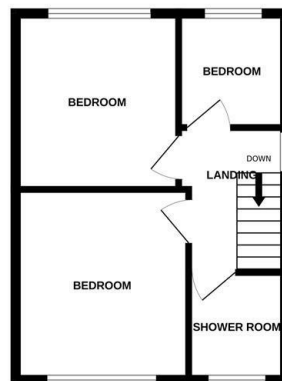
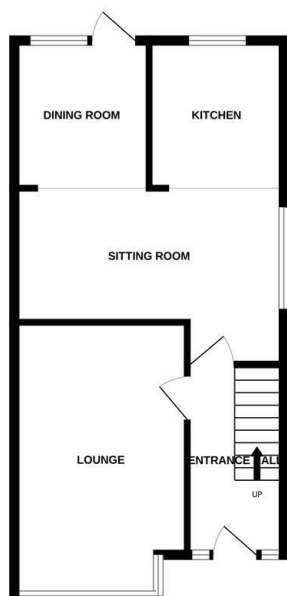
TENURE

FREEHOLD

COUNCIL TAX BAND

A





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. Made with Measure C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore