

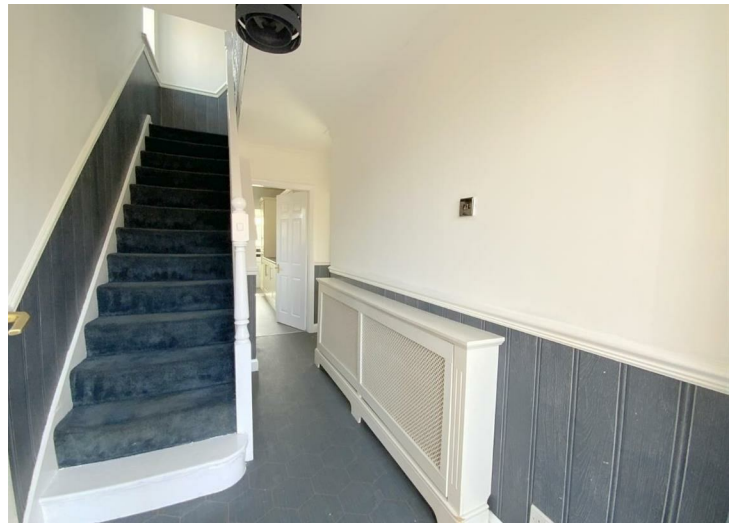
**17 Braemar Road, Cleethorpes, North East Lincolnshire, DN35 9AU**  
**£180,000**

Key Features:

- Three Bedroom Semi Detached
- Popular Cleethorpes Location
- Generous Rear Garden
- Off Road Parking
- Ideal First Time Purchase
- No Forward Chain

A three bedroom semi detached home boasting a generous corner plot garden, offered for sale in this popular area of Cleethorpes. Within close proximity to local amenities, schools, and easy access to the town centre and seafront.

The accommodation includes:- a front entrance hall, dual aspect lounge/dining room, modern kitchen, three first floor bedrooms and a bathroom. Driveway parking, and superb garden space offering great potential. An excellent opportunity...For sale with No Forward Chain.



### **ENTRANCE HALL**

Front entrance to the property with staircase leading to the first floor.

### **LOUNGE/DINING ROOM**

25'3" x 11'8" (7.70 x 3.56)

Of dual aspect having a bay window to the front and patio doors opening onto the rear garden. Fireplace incorporating a gas fire, granite back and hearth.

### **KITCHEN**

16'1" x 6'9" (4.91 x 2.08)

Fitted with a range of cream shaker style units, including a built-in oven, electric hob with extractor over, integrated fridge/freezer and dishwasher. Plumbing for a washing machine. Rear aspect window and access to the side of the property.

### **FIRST FLOOR LANDING**

With a side aspect window and access to the loft.

### **BEDROOM 1**

11'7" x 11'9" (3.55 x 3.59)

To front aspect.

### **BEDROOM 2**

10'7" x 9'8" (3.23 x 2.97)

To rear aspect, with a fitted storage cupboard.

### **BEDROOM 3**

8'3" x 8'0" (2.54 x 2.44)

To rear aspect.

### **BATHROOM**

5'10" x 6'6" (1.79 x 1.99)

Fitted with a pedestal basin, wc, and p-shaped bath with overhead shower. Heated towel rail. Opaque front aspect window.

### **OUTSIDE**

The property occupies a generous corner plot, approached by a driveway to the front. Gated side access leads to the rear garden which is mainly laid to lawn, with a paved patio and raised timber decking.

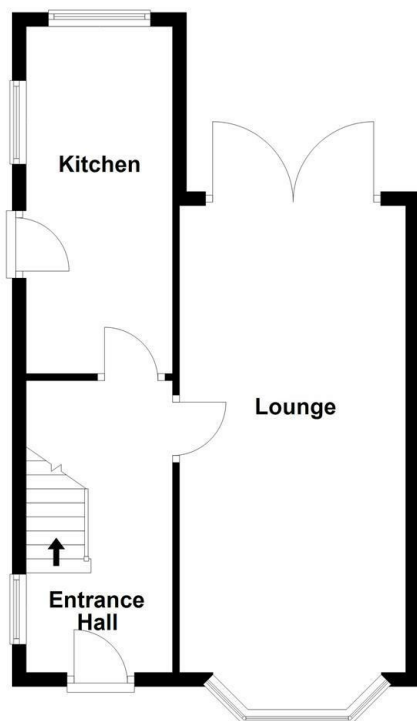
### **TENURE**

FREEHOLD

### **COUNCIL TAX BAND**

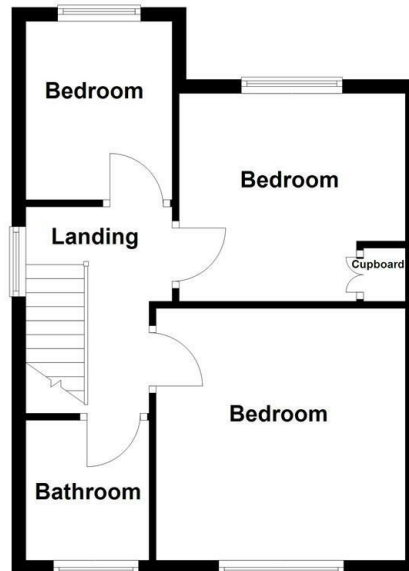
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**Ground Floor**

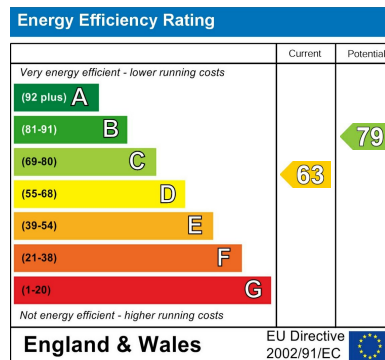
Approx. 41.9 sq. metres (450.7 sq. feet)



**First Floor**

Approx. 38.3 sq. metres (412.6 sq. feet)

Total area: approx. 80.2 sq. metres (863.3 sq. feet)



### 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

