



**118 Lovett Street, Cleethorpes, North East Lincolnshire, DN35 7ED**  
**£70,000**

## Key Features:

- REFURBISHMENT OPPORTUNITY
- Three Bedroom Mid Terrace
- Ideal Rental Investment
- Lounge/Dining Room
- Downstairs Bathroom
- Three Good Sized Bedrooms
- No Forward Chain

Located in this established area, lying just off Brereton Avenue, a three bedroom mid terrace property requiring a scheme of refurbishment/modernisation. The accommodation offers:- entrance hall, a through lounge/dining room, kitchen, downstairs bathroom, and three bedrooms to the first floor. Front and rear gardens. Offered for sale with no forward chain.



### **ENTRANCE HALL**

Accessed via a front entrance porch.  
With staircase leading to the first floor.

### **LOUNGE/DINING ROOM**

26'1" x 9'11" (7.97 x 3.03)

A through lounge/dining room, with a front aspect bay window and further window to the rear. Brick fireplace incorporating a gas fire to both lounge and dining room.

### **KITCHEN**

13'5" x 7'6" (4.10 x 2.31)

Comprising of wall and base units, with space for all appliances. Side aspect window, and access to the rear garden.

### **BATHROOM**

8'1" x 8'4" (2.47 x 2.55)

Fitted with a panelled bath, pedestal basin and wc.  
Opaque side/rear aspect windows.

### **FIRST FLOOR**

#### **BEDROOM 1**

12'9" x 11'5" (3.91 x 3.49)

To front aspect.

#### **BEDROOM 2**

12'4" x 7'6" (3.76 x 2.29)

To rear aspect.

#### **BEDROOM 3**

9'7" x 7'8" (2.94 x 2.35)

To rear aspect, with wall mounted gas central heating boiler.

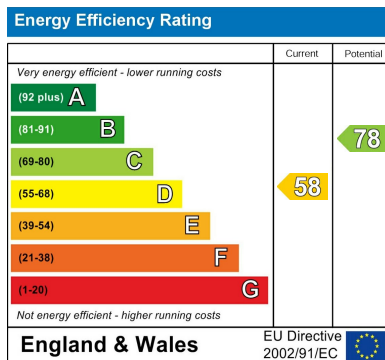
### **TENURE**

FREEHOLD

### **COUNCIL TAX**

A





### 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

