



40 Bursar Street, Cleethorpes, North East Lincolnshire, DN35 8DR
£135,000

Key Features:

- Two Bedroom End Terrace Property
- Central Cleethorpes
- Ideal First Time Purchase/Rental Investment
- Low Maintenance Gardens
- Gated Off Road Parking To The Rear

A modern two bedroom end of terrace property located in this popular area, within close proximity of the town centre and seafront. Well presented, the accommodation offers:- living room, kitchen diner, cloak/wc, two double bedrooms and a bathroom. Set in low maintenance enclosed gardens. Secure communal car park to the rear. An ideal first time buy or investment opportunity.



LIVING ROOM

14'10" x 12'10" (4.53 x 3.93)

Front access to the property leads directly into the living room. With a front aspect window, and staircase to the first floor.

KITCHEN DINER

12'9" x 8'3" (3.91 x 2.53)

Comprising of wall and base units, work surfaces incorporating a stainless-steel sink, built-in oven and gas hob, and plumbing for a washing machine. Rear aspect window, and access to the garden.

CLOAKROOM

5'11" x 3'1" (1.82 x 0.96)

Fitted with a wc and hand basin. Wall mounted gas central heating boiler.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'10" x 8'3" (3.92 x 2.54)

To rear aspect.

BEDROOM 2

9'8" x 9'6" (2.95 x 2.91)

Plus storage recess.

A second double bedroom, to front aspect.

BATHROOM

5'11" x 5'10" (1.82 x 1.79)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

OUTSIDE

The property is set in enclosed gardens mainly laid to gravelled stone, with gated rear access. Gated communal car park situated at the rear allowing two spaces (annual fee).

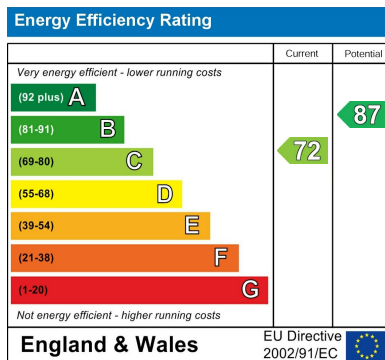
TENURE

FREEHOLD

COUNCIL TAX BAND

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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

