

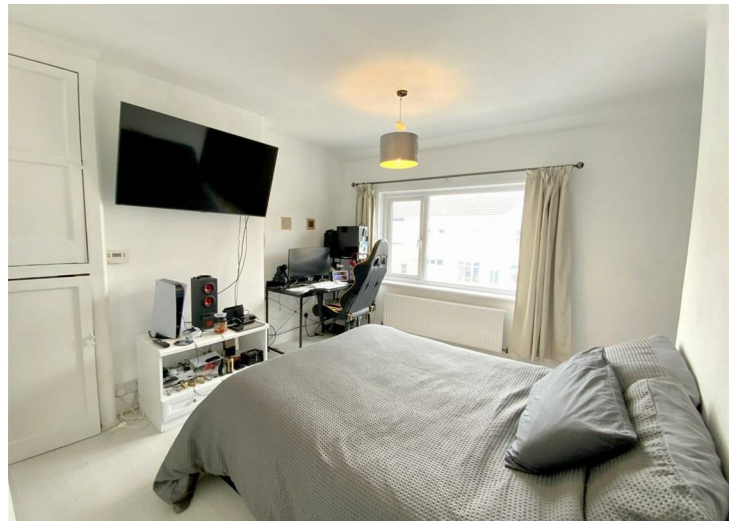


108 Fairview Avenue, Cleethorpes, North East Lincolnshire, DN35 8DQ
£100,000

Key Features:

- Two Bedroom Mid Terrace Property
- Central Cleethorpes
- Close Proximity Of The Town Centre & Seafront
- Lounge, Kitchen Diner
- Two Bedrooms, Bathroom
- Low Maintenance Gardens

An ideal first time purchase or buy to let investment property offered for sale in this sought after residential area of Cleethorpes, lying just off Mill Road. Ideally positioned within close proximity to a wide range of local amenities and the seafront. The accommodation offers; entrance hallway, a front aspect lounge and kitchen diner to the rear. To the first floor are two bedrooms and a bathroom. Set in low maintenance gardens.



ENTRANCE HALLWAY

With staircase to the first floor.

LOUNGE

13'5" x 11'1" (4.11 x 3.39)

To front aspect, with fireplace ideal for an electric stove.

KITCHEN/DINER

14'1" x 6'10" (4.30 x 2.10)

Fitted with grey shaker style units, work tops incorporating a resin sink, built-in oven and electric hob. Plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Understairs storage cupboard. Space for a small dining table. Rear aspect window and access to the garden.

FIRST FLOOR

BEDROOM 1

12'0" x 11'1" (3.67 x 3.39)

To front aspect, with a fitted wardrobe, and built-in storage/airing cupboard.

BEDROOM 2

8'2" x 8'1" (2.51 x 2.47)

To rear aspect.

BATHROOM

5'4" x 5'1" (1.63 x 1.57)

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

OUTSIDE

To the rear of the property is a neat well maintained garden, with a paved patio area and artificial lawn. Shed and gated access to the passageway.

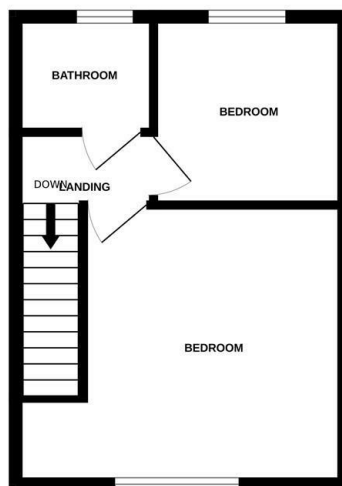
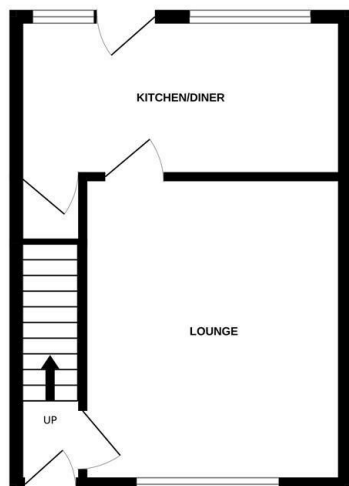
COUNCIL TAX BAND

A

TENURE

Freehold





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		65	
(55-68) D			
(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

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