



73 Seaford Road, Cleethorpes, North East Lincolnshire, DN35 0NE
£200,000

Key Features:

- Renovation Project
- Three Bedroom Detached Bungalow
- Spacious Corner Plot
- Popular Residential Area
- Cleethorpes/Humberston Border
- No Forward Chain
- Excellent Potential

A two/three bedroom detached bungalow occupying a spacious corner position in this highly regarded residential area of Cleethorpes. Ideally placed within close proximity to Cleethorpes seafront, golf club and popular schools in nearby Humberston. Offering excellent scope for modernisation and refurbishment, the accommodation comprises; entrance hall, a bay fronted lounge, kitchen, conservatory, two double bedrooms, dining room/third bedroom, and a bath/shower room. Set on a wide plot with wrap around gardens, and driveway parking. Offered for sale with No Forward Chain.



ENTRANCE HALL

Accessed via a front entrance porch. An L-shaped hall with storage/airing cupboard.

LOUNGE

18'7" x 11'9" (5.67 x 3.59)

With brick fireplace, and bay window to front aspect.

KITCHEN

16'4" x 8'8" (5.00 x 2.66)

Fitted with a large range of traditional style units, built-in oven, gas hob, plumbing for a washing machine and space for further appliances. Wall mounted gas central heating boiler. Rear aspect window and entrance door. Access to:-

CONSERVATORY

11'5" x 9'3" (3.49 x 2.82)

A uPVC conservatory overlooking the rear garden.

BEDROOM 1

14'0" x 10'11" (4.28 x 3.33)

With a bay window to front aspect, and fitted wardrobes.

BEDROOM 2

10'11" x 8'6" (3.33 x 2.60)

A second double bedroom, to rear aspect.

BEDROOM 3 / DINING ROOM

8'8" x 8'6" (2.65 x 2.61)

A versatile room to front aspect.

BATHROOM

9'4" x 5'5" (2.87 x 1.66)

Fitted with a recessed shower enclosure, bath, pedestal basin and wc. Access to the loft.

COUNCIL TAX BAND

C

TENURE

Freehold





Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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