



42 Bursar Street, Cleethorpes, North East Lincolnshire, DN35 8DR
£132,000

Key Features:

- Two Bedroom End Link Property
- Central Cleethorpes
- Ideal First Time Buy/Rental Investment
- Living Room, Dining Kitchen
- Downstairs WC & First Floor Shower Room
- Low Maintenance Gardens
- Secure Car Parking At The Rear
- No Forward Chain

A two bedroom end link property ideally located within close proximity of the town centre and seafront. The accommodation offers; a front aspect living room, rear dining kitchen, downstairs cloaks/wc, and to the first floor are two double bedrooms and a bathroom. Low maintenance enclosed gardens, and gated communal car park to the rear. An ideal first time buy...Offered for sale with No Forward Chain.



LIVING ROOM

14'9" x 12'11" (4.51 x 3.95)

The property is accessed via a uPVC front entrance door opening into the living room. With a front aspect window and fireplace incorporating an electric stove.

KITCHEN DINER

12'11" x 8'3" (3.96 x 2.53)

Comprising of fitted wall and base units and worktops incorporating a resin sink. Built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Rear aspect window, and access onto the rear garden.

CLOAK/WC

6'0" x 3'0" (1.83 x 0.93)

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

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

10'11" x 8'4" (3.34 x 2.55)

To rear aspect, with a full wall of mirror fronted wardrobes.

BEDROOM 2

9'6" x 8'4" (2.90 x 2.56)

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

SHOWER ROOM

6'6" x 6'0" (2.00 x 1.84)

Fitted with a pedestal basin, wc, and quadrant shower enclosure.

OUTSIDE

The property stands in low maintenance enclosed gardens, with shed and gated rear access. There is a gated car park situated at the rear with two allocated spaces (annual fee).

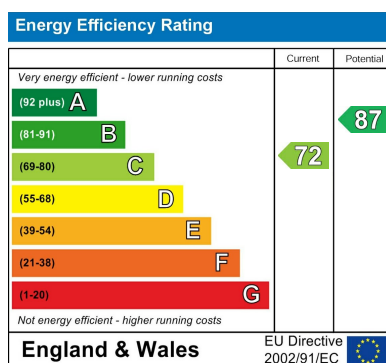
TENURE

FREEHOLD

COUNCIL TAX

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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