



23 Daubney Street Cleethorpes, North East Lincolnshire DN35 7BB

IDEAL FOR INVESTMENT IS THIS THREE BEDROOM MID TERRACE HOUSE which is located close to the beach and the excellent shopping of Grimsby Road. The property has recently been upgraded to include New carpets, decor, kitchen and bathroom together with a re wire and has accommodation including: Entrance hall, lounge, dining room, fitted kitchen with appliances, ground floor bathroom/wc and three bedrooms to the first floor. Gas central heating system. Double glazing. Front and south facing rear gardens. NO FORWARD CHAIN.

£79,950

- IDEAL FOR INVESTMENT
- MID TERRACE HOUSE
- RECENTLY UPGRADED TO INCLUDE RE WIRE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- G F BATHROOM/WC
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a uPVC double glazed door. Radiator. Staircase leads up to the first floor.

LOUNGE (FRONT)

11'6" x 9'3" (3.52 x 2.84)

Double glazed window and radiator.



DINING ROOM

12'10" x 10'5" (3.92 x 3.20)

Double glazed window and radiator. Useful understairs storage cupboard.



KITCHEN

11'6" x 7'4" (3.53 x 2.26)

Fitted with a range of grey base cupboards having contrasting work surfaces inset with a stainless steel sink. Included in the sale are the slot in cooker and the washing machine. Striking tiled splash backs. Vinyl flooring. Double glazed window. Wall mounted gas fired boiler.



KITCHEN

Additional photo



LOBBY

uPVC double glazed door leads out onto the rear garden.

BATHROOM/WC

5'2" x 6'6" (1.58 x 1.99)

Fitted with a white suite comprising a panelled bath having a shower attachment to the taps together with a glass screen, a pedestal wash hand basin and a low flush wc. Vinyl flooring. Extensive contrasting tiling to walls. Double glazed window. Extractor fan.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 (FRONT)

12'9" x 13'1" (3.91 x 4)

Double glazed window. Radiator.



BEDROOM 2

12'4" x 9'11" (3.77 x 3.03)

Double glazed window. Radiator.



BEDROOM 3

10'9" x 7'2" (3.30 x 2.2)

Double glazed window. Radiator.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens. The rear garden is south facing and has rear pedestrian access.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

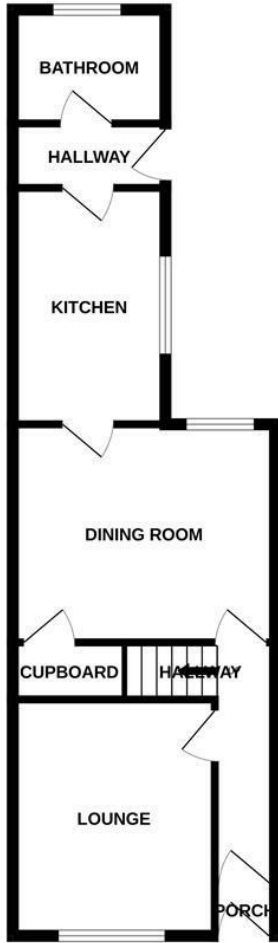
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

COUNCIL TAX BAND

Council Tax Band A

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.