



## 31 Richmond Road Cleethorpes, North East Lincolnshire DN35 8PD

Situated within this popular position off Highgate ideally placed for access to Cleethorpes town centre and Seafront is this spacious TWO BEDROOM FIRST FLOOR FLAT with DRIVE and GARAGE. The well presented accommodation comprises :- entrance porch, hall, landing, lounge, superb kitchen, two bedrooms and bathroom. Lovely gardens to the side and rear. Gas central heating system and double glazing. Offered with NO FORWARD CHAIN early viewing is highly recommended.

**£99,950**

- SPACIOUS FIRST FLOOR FLAT
- LOUNGE
- GENEROUS KITCHEN
- TWO BEDROOMS
- BATHROOM
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- GARDENS
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Approached via double glazed double doors leading into the porch with double glazed windows. Meter cupboard. An additional double glazed entrance door leads into the hall.

#### HALLWAY

Staircase to the first floor landing. Double glazed window. Built in storage cupboard. Additional storage cupboard. Decorative dado rail.



### FIRST FLOOR

#### LANDING

Double glazed window to the side, two built in cupboards. Decorative dado rail. Access to the loft space. Doors lead to all rooms in an oak finish.



#### LOUNGE

11'7" x 11'6" (8'11") (3.55m x 3.52m (2.72m))

This spacious room having double glazed windows to the side and rear. Featuring a fire surround in a beech finish housing the living flame effect gas fire, granite style back and hearth. Coving to the ceiling. Radiator.





## LOUNGE

Additional photo



## KITCHEN

13'10" (15'8") x 10'11" (4.24m (4.80m) x 3.34m)

This spacious room with seating area to the rear. Fitted with a range of wall and base units in a fashionable high gloss white finish, contrasting work surface in a wood effect finish incorporating the granite sink with mixer tap. Metro style tiling to splash back areas. Electric cooker point and plumbing for a washing machine. Double glazed windows to the rear and double glazed door. Sky lantern. Radiator plus additional electric heater. Built in cupboard. Pantry / utility cupboard with double glazed window to the side. Gas central heating boiler.



## KITCHEN

Additional photo



## KITCHEN

Additional photo



### BEDROOM 1

14'1" x 7'11" (4.31m x 2.42m)

Built in wardrobe having sliding mirrored doors and two chest of drawers. Double glazed window to the front, radiator. Laminate flooring. Coving to the ceiling.



### BEDROOM 1

Additional photo



### BEDROOM 2

12'2" x 9'3" (3.73m x 2.83m)

Double glazed window to the front, radiator. Fitted wardrobes with sliding mirrored doors. Built in cupboard.



### BEDROOM 2

Additional photo



## BATHROOM

8'2" x 5'3" (2.49m x 1.62m)

Fitted with a white suite comprising of bath with glass enclosure with sliding doors, mains supply shower over. Pedestal wash hand basin and low flush w/c. Fully tiled walls, tiled floor. Double glazed window to the side. Towel radiator.



## OUTSIDE



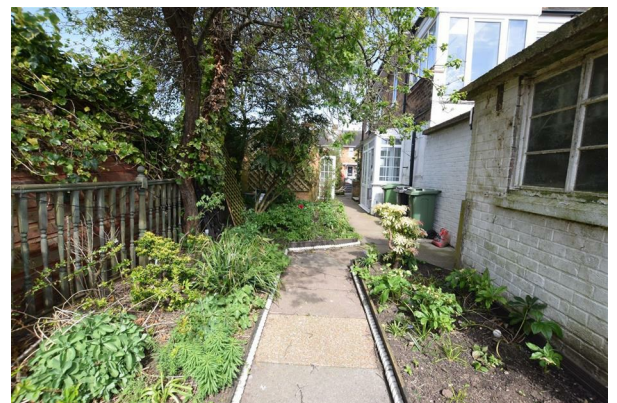
## GARDENS

The property has the gardens to the right hand side and to the rear of the garage and half the rear garden. To the side of the garage there is a small garden with established plants and shrubs with paved pathways screened from the road by established hedging. Double wrought iron gates lead to the driveway and garage. A shared pathway with 29 leads to the rear garden having numerous plants, shrubs and ornamental trees. the good sized rear garden has an ornamental pond, planted beds with numerous plants, flowers, shrubs, trees. Paved pathways leading to a paved seating area. Established hedging. Boundaries are fenced.



## GARDENS

Additional photo





## **GARDENS**

Additional photo



## **GARAGE**

18'9" x 9'3" (5.74m x 2.82m)

A detached brick garage with roller door, power and lighting. Double glazed window and double glazed courtesy door to the side.



## **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold

Date : 30 August 1988

Term : 125 years from 30 August 1988

Ground rent : £10

Monthly Service charge of around £10 per month

Confirmation / verification has been requested. Please consult us for further details.

## **COUNCIL TAX BAND**

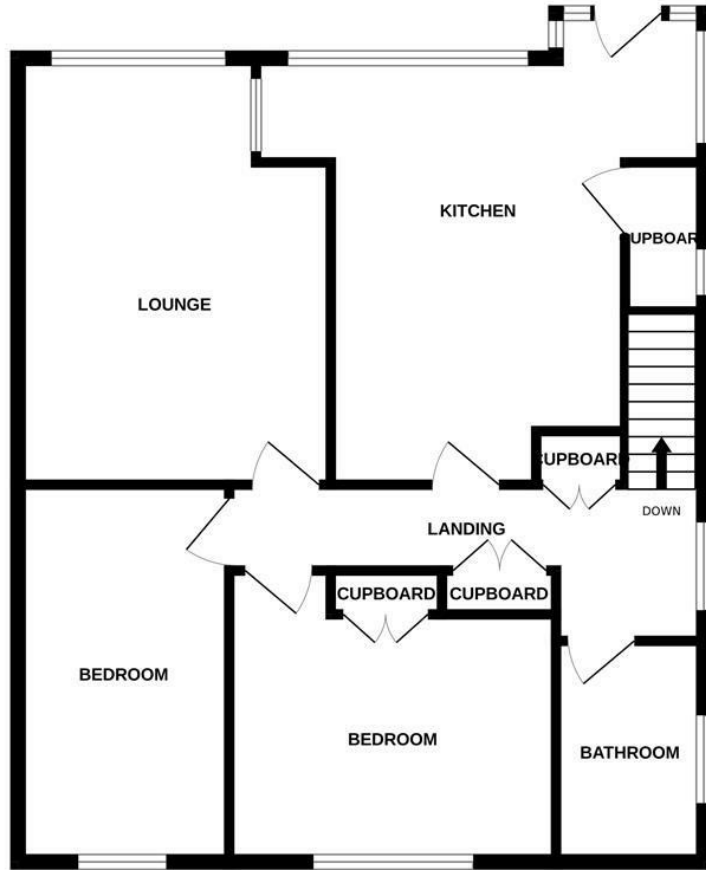
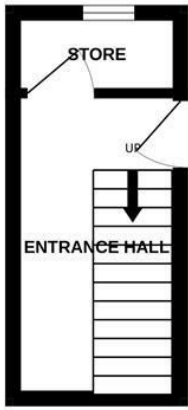
Council Tax Band A

## **VIEWING ARRANGEMENTS**

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

## **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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.