



22c Whites Road Cleethorpes, North East Lincolnshire DN35 8RP

We are delighted to offer for sale this unique opportunity to purchase this ONE BEDROM END LINK HOUSE situated in central Cleethorpes. The property features open plan ground floor with living dining kitchen and to the first floor one bedroom and modern shower room. The property has one parking space and shared rear yard. Located close to the Cleethorpes seafront with its abundance of restaurants, bar and local amenities. IDEAL INVESTMENT or FIRST TIME BUY. Presently ran as an Airbnb by the current owner. Offered with NO FORWARD CHAIN. Viewing recommended.

**Offers In The Region Of
£95,000**

- CENTRAL CLEETHORPES LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- MEWS PROPERTY
- OPEN PLAN KITCHEN DINER LOUNGE
- ONE BEDROOM
- SHOWER ROOM
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SHARED REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a glazed uPVC door into the porch area.

LIVING DINING ROOM

13'5" x 11'5" (4.10 x 3.50)

The open plan living area has a uPVC double glazed window to the front aspect, wood effect laminate flooring and open tread staircase leading to the first floor. Two radiator. Open to the kitchen and providing ample room for a seating and dining area.



LIVING DINING ROOM

Additional Photograph



LIVING DINING ROOM

Additional Photograph



KITCHEN AREA

11'5" x 6'6" (3.50 x 2.00)

The kitchen area benefits from a range of modern Taupe front wall and base units with contrasting wood effect worksurfaces and modern tiled splashbacks incorporating a stainless steel sink and drainer, electric hob with electric fan assisted oven beneath. Undercounter space for an automatic washing machine and ample space for a fridge freezer. Finished with wood effect flooring and uPVC double glazed window and door to the rear.



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring.

BEDROOM

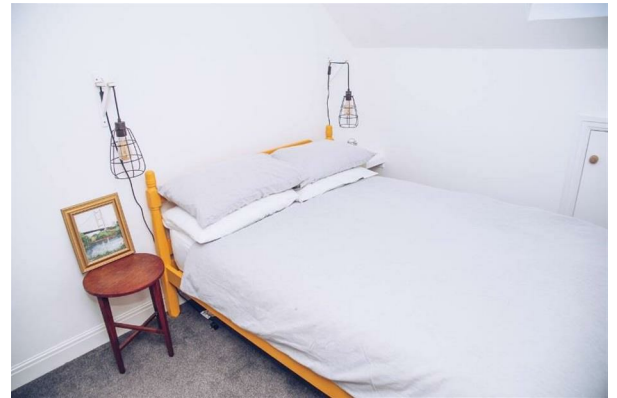
9'3" x 7'10" (2.82 x 2.40)

Having carpeted flooring, Velux window to the ceiling, radiator and built in wardrobes.



BEDROOM

Additional Photograph



SHOWER ROOM

7'10" x 5'4" (2.40 x 1.65)

The shower room benefits from a white three piece suite comprising of; Walk in shower with rainfall head, glazed screen and modern slate effect tiled backs, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, vinyl floor, radiator, large storage cupboard and uPVC double glazed window to the rear.



SHOWER ROOM

Additional Photograph



OUTSIDE

SHARED REAR YARD

Having a low maintenance paved shared court yard to the rear with fenced boundaries and wrought iron access gate. One allocated parking space.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

TENURE - FREEHOLD

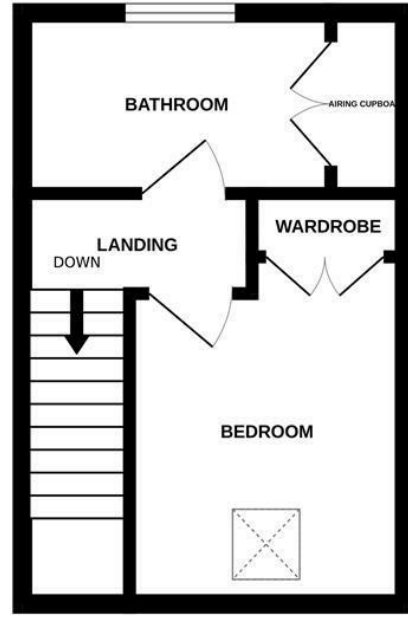
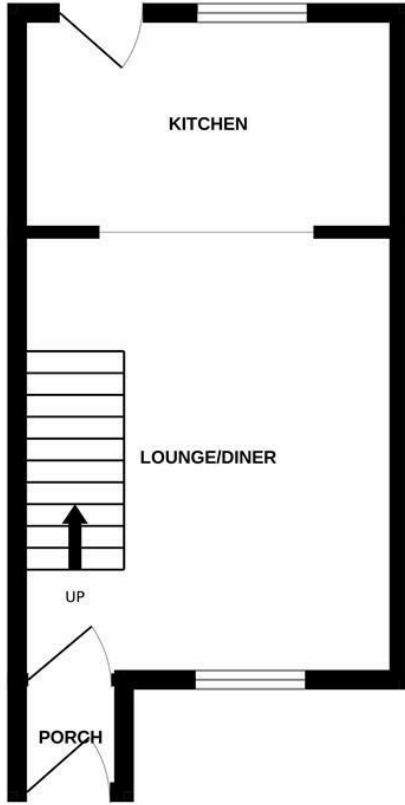
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

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) A			90
(81-91) B			
(69-80) C		67	
(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	
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 firm's 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.