



## 7 Highwood Mews Cleethorpes, North East Lincolnshire DN35 8JG

We are delighted to offer for sale this quaint property tucked away off William Street close to Mill Road being ideally positioned for access to Cleethorpes town centre and Sea Front is this modern TWO BEDROOM MID LINK HOUSE with ALLOCATED PARKING SPACE. The smartly presented accommodation offers :- lounge, kitchen/diner, cloakroom, two bedrooms and bathroom. Courtyard style rear garden. Gas central heating system and double glazing. No forward Chain

**Chain Free £124,950**

- TWO BEDROOMS
- MODERN MID LINK HOUSE
- SPACIOUS LOUNGE
- KITCHEN / DINER
- CLOAKROOM
- GAS CENTRAL HEATING SYSTEM
- BATHROOM
- COURTYARD STYLE REAR GARDEN
- ALLOCATED PARKING
- EPC: C - COUNCIL TAX BAND B



## 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

#### LOUNGE

14'6" x 13'10" (4.42m x 4.24m)

Approached via a double glazed entrance door leading into the spacious lounge. Striking wood flooring. Double glazed window to the front, radiator. Coving to the ceiling. Spelled staircase in a white finish to the first floor.



#### LOUNGE

Additional Photograph



#### KITCHEN / DINER

10'8" x 8'9" (11'3" into bay) (3.26m x 2.67m (3.44m into bay))

Fitted with a range of wall and base units in a cream finish with contrasting wood effect work surface incorporating the one and a half bowl stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in electric oven and hob with extractor unit over. Wall mounted gas central heating boiler. Plumbing for a washing machine. Tiled flooring. Double glazed walk in bay with double glazed windows and door giving access to the the rear garden. Coving to the ceiling with spotlights. Radiator.



### CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Tiled flooring. Radiator. Double glazed window to the rear, coving to the ceiling.



### FIRST FLOOR

#### LANDING

Spelled balustrade in a white finish. Built in storage cupboard. Access to the loft space.

#### BEDROOM 1

14'6" x 8'9" (4.43m x 2.68m)

Double glazed window to the rear. Radiator. Spotlight to the ceiling.



#### BEDROOM 2

14'6" (narrowing to 10'11") x 7'7" (4.43m (narrowing to 3.33m) x 2.32m)

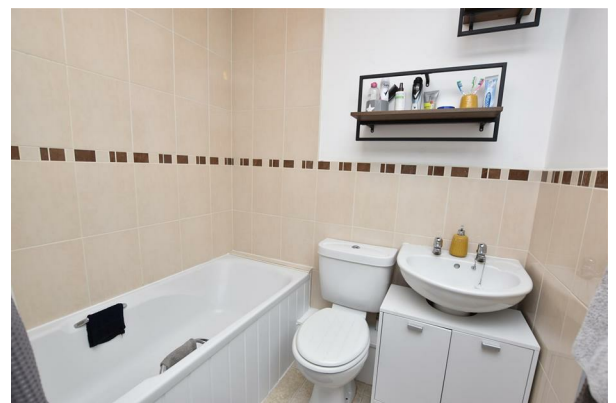
Double glazed window to the front. Radiator. Spotlight to the ceiling.



#### BATHROOM

7'3" x 6'0" (2.23m x 1.83m)

Fitted with a white suite comprises of bath with mains shower over, wash hand basin and low flush w/c. Tiling over bath and continuing to dado height. Chrome towel radiator.



## **GARDENS**

The property is accessed via a blocked paved pathway. Small frontage with broken slate bed. The courtyard style rear garden has been paved with broken slate beds. Garden shed. Boundaries are walled and fenced with side access gate.



## **ALLOCATED PARKING SPACE**

There is one parking space allocated to this property.

## **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.

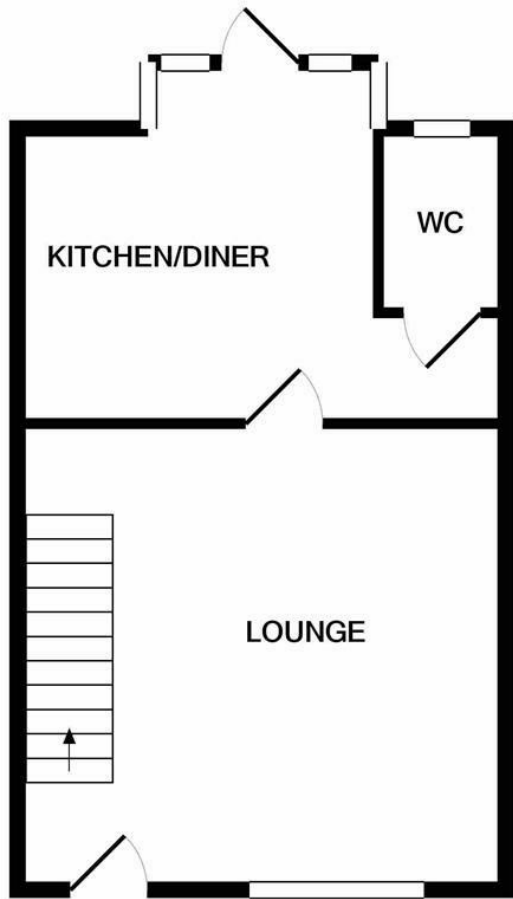
## **OPENING TIMES**

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

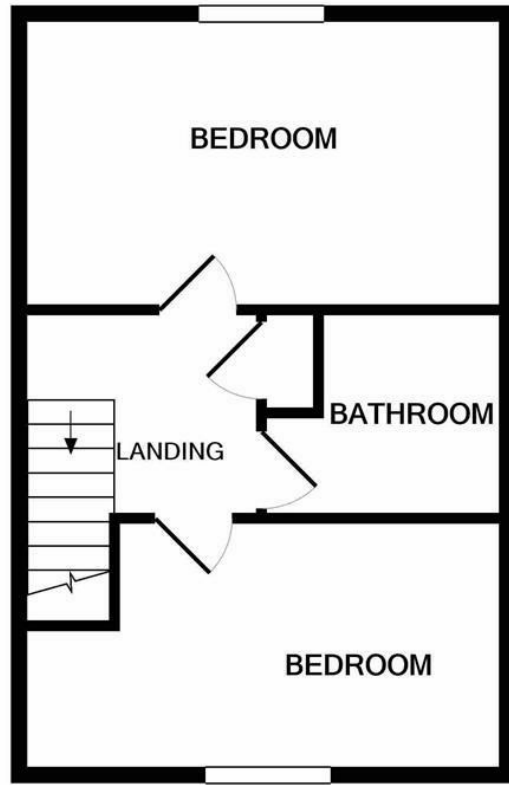
## **COUNCIL TAX BAND**

Tax Band B

EPC Rating: C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>			91
(81-91) <b>B</b>		77	
(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 energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.