



2 James Major Court Cleethorpes, North East Lincolnshire DN35 9HG

We are delighted to offer for sale this beautifully well maintained turn key TWO BEDROOM MEWS PROPERTY which is finished to a high specification. Early viewing is advised to appreciate the property locality and close proximity to Cleethorpes with its abundance of amenities, cafes, restaurants, bars, great bus routes and of course the Cleethorpes promenade. The property benefits from gas central heating (newly installed in 2022), uPVC double glazing, security alarm and newly fitted carpets. The accommodation comprises of; Lounge diner, breakfast kitchen, cloakroom/wc and to the first floor two double bedrooms and modern bathroom. The property sit with in a modern cul de sac and enjoys an open plan front garden which is red brick paved to provide off road parking with the private rear garden having fenced boundaries and paved patio with wooden pergola ideal for summer entertaining, finished with a shingled area raised flower bed and mature tree planted. Viewing highly recommended offered for sale with NO FORWARD CHAIN.

Offers Around £148,000

- MODERN TURN KEY TWO BEDROOM TERRACE PROPERTY
- CLEETHORPES CUL DE SAC POSITION
- HIGH SPECIFICATION
- BREAKFAST KITCHEN
- LOUNGE DINER
- CLOAKROOM
- TWO DOUBLE BEDROOMS WITH WARDROBES
- MODERN BATHROOM
- PRIVATE REAR GARDEN
- NO FOARWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a half glazed composite door.

LOUNGE DINER

19'10" x 11'11" (6.07 x 3.64)

Having a uPVC double glazed window to the front aspect, built in entrance matt and newly fitted carpeted floor this multi functional modern room offers ample space for a two piece suite and dining table. Carpeted stairs with open white wooden spindle balustrade with oak hand rail. Large built in storage cupboard. Solid Oak connecting doors and two radiators fitted.



LOUNGE DINER

Additional Photograph



LOUNGE DINER

Additional Photograph



LOUNGE DINER

Additional Photograph



LOUNGE DINER

Additional Photograph



BREAKFAST KITCHEN

11'10" x 8'5" (3.63 x 2.57)

The modern kitchen benefits from a stylish range of modern cream gloss fronted wall and base units with walnut trim and contrasting worksurfaces and matching up stands extending to the hob splashback and incorporating a stainless steel circular sink and matching drainer with electric fan assisted oven and electric hob with stainless steel chimney style extractor hood. Ample under counter space for an automatic washing machine and freestanding fridge freezer. Wall mounted gas boiler in matching unit (Newly installed in 2022), finished with modern tones to the walls, tiled flooring, radiator and uPVC double glazed window and half glazed door leading to the private rear garden. Ample room for a bistro dining table.



BREAKFAST KITCHEN

Additional Photograph



BREAKFAST KITCHEN



BREAKFAST KITCHEN

Additional Photograph



CLOAKROOM/WC

5'6" x 3'0" (1.69 x 0.92)

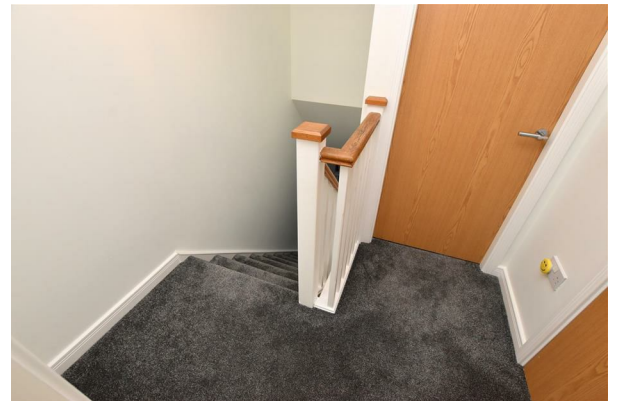
The cloakroom benefits from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashback, vinyl flooring and extractor fan. Wall mounted alarm panel.



FIRST FLOOR

FIRST FLOOR LANDING

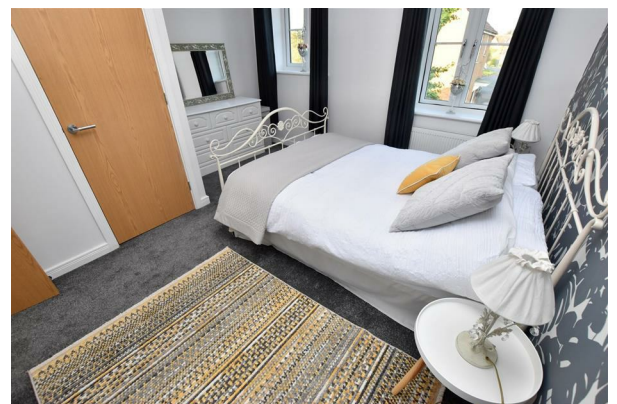
Having continued newly fitted carpeted flooring from the stairs with open white wooden spindle balustrade with Oak hand rail, Oak connecting doors and loft access to the ceiling.



BEDROOM ONE

12'8" x 11'10" (3.87 x 3.62)

The good sized master bedrooms has two uPVC double glazed windows to the front aspect which overlook the pleasant cul de sac, newly fitted carpeted flooring, radiator, large built in storage cupboard and modern freestanding wardrobe.



BEDROOM ONE

Additional Photograph



BEDROOM VIEW

Pleasant view over the cul de sac.



BEDROOM TWO

11'11" x 10'4" (3.64 x 3.16)

The second double bedroom is to the rear of the property with a uPVC double glazed window, newly fitted carpeted flooring, radiator and freestanding modern wardrobe.



BEDROOM TWO

Additional Photograph



BATHROOM

7'11" x 4'3" (2.43 x 1.31)

The modern bathroom benefits from a white three piece suite which comprises of; Panelled bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with fully tiled walls and floor, radiator, extractor fan and shaver point.



OUTSIDE

GARDEN

The property sits with in a pleasant cul de sac with an open plan front garden having shingled borders and red brick paved driveway providing off road parking.

The private rear garden has feathered edge fencing to all boundaries with a wooden gate leading to the passage way that services the rear of four neighbouring properties. To the rear of the property the garden has a fenced perimeter with rear gated access to an alley which services three of the four properties. The garden itself is of low maintenance with a paved patio with a wooden Pergola above, the paving continues to a pathway leading to the end of the garden with the rest of the garden being laid to shingle with a raised flower bed and mature tree planted.



GARDEN

Additional Photograph



MANAGEMENT CHARGES

The management company is First Port the current charges are £394.06 yearly (which can be paid monthly, half yearly or annually, as preferred) to cover street lighting, gardening and fencing for communal areas and general upkeep of the street.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

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

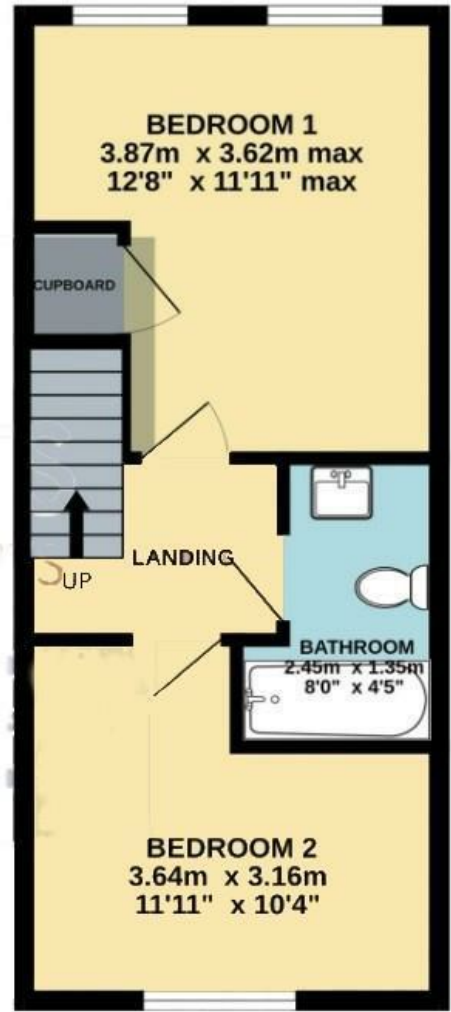
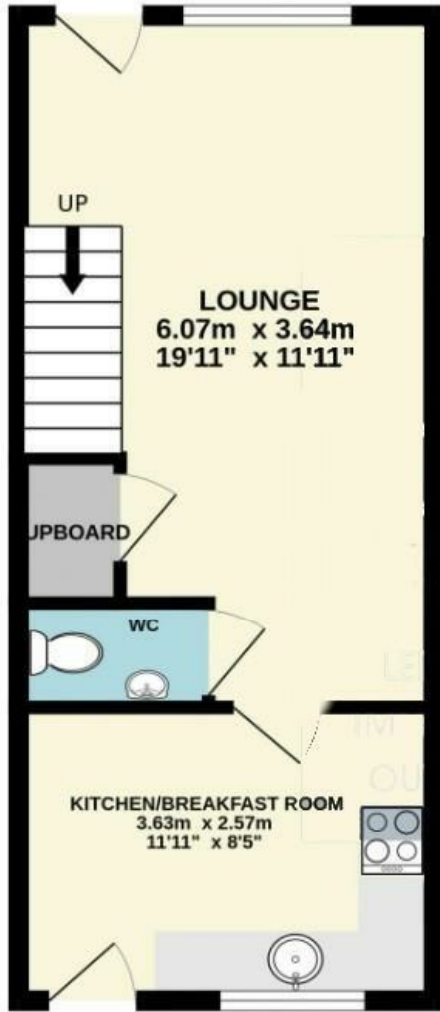
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(69-80) C			
(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.