



23 Claymore Close Cleethorpes, North East Lincolnshire DN35 8EN

LEASE EXTENDED Located with walking distance of St Peter's Avenue is this TWO BEDROOM GROUND FLOOR MAISONETTE which is being sold with vacant possession. The accommodation includes: Entrance porch, good sized lounge, small fitted kitchen, two double bedrooms one could be used as a dining room and a modern wet room/wc. Gas central heating system. Double glazing. Enclosed rear garden and brick garage in a block. NO FORWARD CHAIN.

£104,950

- GROUND FLOOR MAISONETTE
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- WET ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE IN A BLOCK
- NO CHAIN
- CLOSE TO ST PETER'S AVENUE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE PORCH

Approached via a uPVC entrance door and includes pine effect tongue and groove wall boarding and a central heating radiator. Door leads into:-

LOUNGE

14'10" x 10'10" (4.54 x 3.31)

This good sized lounge has a double glazed window to the front elevation, radiator, fitted dado rail and coving to ceiling.



LOUNGE



KITCHEN

6'8" x 8'8" (2.04 x 2.66)

Fitted with a range of modern base and wall cupboards having complementary work surfaces inset with a stainless steel sink unit. Fully tiled walls and radiator plus a double glazed window and door to the rear elevation.



KITCHEN



INNER HALLWAY

BEDROOM ONE (FRONT)

11'11" x 10'4" (3.65 x 3.15)

Double glazed window to the front elevation, radiator, fitted dado rail and coving to ceiling.



BEDROOM TWO/SITTING ROOM (REAR)

9'6" x 8'9" (2.92 x 2.68)

This second bedroom could be used as a dining/second sitting room and it has double glazed french doors opening onto the rear garden. Radiator and fitted wardrobe cupboard which houses the gas fired boiler.



BEDROOM TWO/SITTING ROOM



WET ROOM

6'7" x 4'11" (2.03 x 1.52)

This modern wet room included a walk in shower area, a sink and wc in white plus a resin floor having a soak away. Fully tiled walls. Double glazed window. Heated towel rail.



WET ROOM



OUTSIDE

GARDENS

The property stands in an enclosed rear garden which contains two small lawned areas edged with well stocked borders including established trees. The garden has steps leading up to a second patio which houses a timber summerhouse. Also included in the sale is the uPVC garden store.



GARAGE

A brick garage which is located in a block close to the maisonette which is the second on the left hand side.



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold, The lease has been extended for a term of 189 years from 1st June 1971 with a peppercorn ground rent. In addition the new owners are not able to insure the building independently.

VIEWING ARRANGEMENTS

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

COUNCIL TAX BAND & EPC RATING

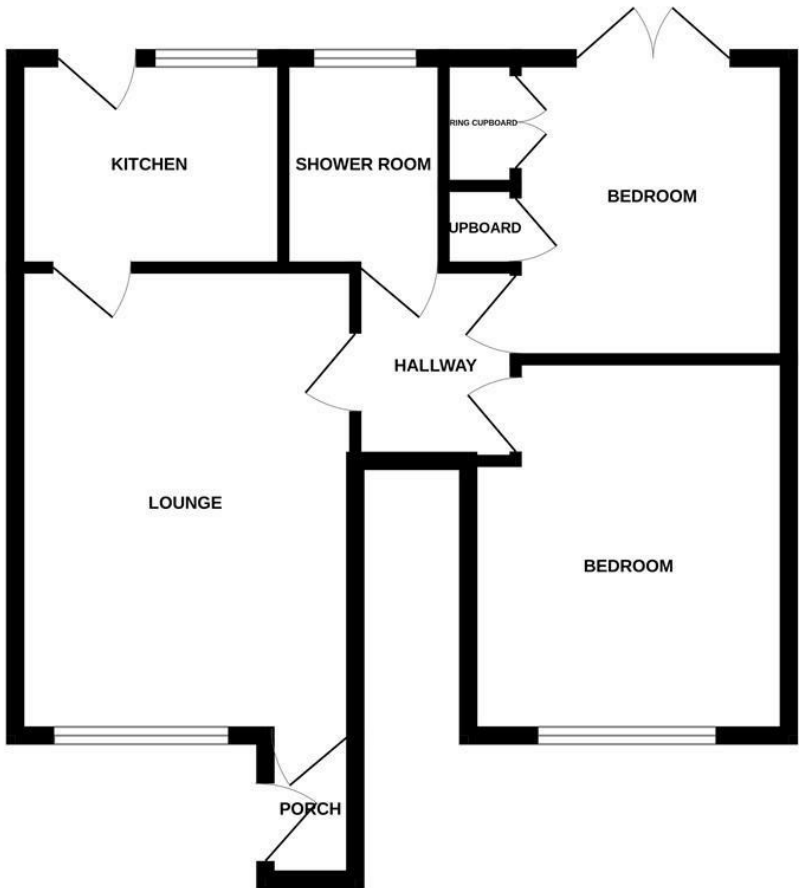
Council Tax Band -

EPC -

OPENING TIMES

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

GROUND FLOOR



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 errors, 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		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			
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			
		EU Directive 2002/91/EC	
England & Wales			

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.