



3 Oyster Court Cleethorpes, North East Lincolnshire DN35 8QE

We are delighted to offer for sale this beautifully presented two storey two bedroom self contained maisonette situated just off Cleethorpes seafront within this private cul-de-sac. Close to the seafront with its abundance of amenities, cafes, bars, restaurants and fantastic bus routes. This property boasts electric underfloor heating to the lounge area, electric heating and uPVC double glazing. The accommodation comprises of; Entrance hallway with stairs to the first floor, open plan living kitchen diner, first floor bedroom and shower room, further stairs leading to the second bedroom and further bathroom. The development comprises of a gated courtyard with wrought iron gate and designated parking facilities with one allocated space, outside bin store. Viewing is highly recommended offered for sale with NO FORWARD CHAIN. The property is a shared freehold.

Chain Free £145,000

- CENTRAL CLEETHORPES LOCATION
- FIRST FLOOR TWO BEDROOM MAISONETTE
- OPEN PLAN KITCHEN DINER LOUNGE
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- FURTHER BATHROOM
- ELECTRIC HEATING
- UNDER FLOOR HEATING TO THE LOUNGE
- ALLOCATED PARKING
- NO FORWARD CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a glazed uPVC door into the hallway.

HALLWAY

The hallway way has ample natural light from two uPVC double glazed windows, wood effect laminate flooring and carpeted stairs leading to the first floor. Ample space to fit a stair lift if required.



FIRST FLOOR LANING

FIRST FLOOR LANDING

Having wood effect laminate flooring with a uPVC double glazed window to the side aspect, wooden open spindle balustrade, door leading to the further hallway.



LIVING KITCHEN DINER

19'7" x 16'9" (5.97 x 5.12)

This light and airy room has dual aspect uPVC double glazed windows with the lounge area being carpeted and having under floor heating, two electric wall heaters. The kitchen area benefits from a large range of beech fronted wall and base units with contrasting worksurfaces and upstands and incorporates a stainless steel sink and drainer, newly fitted electric hob and electric fan assisted oven with extractor hood above. Ample under counter space for a fridge, freezer or washing machine. The kitchen is open plan to the dining area and finished with down lights tot he ceiling and newly fitted wood effect Herringbone style vinyl flooring. A fantastic sized room which is ideal for entertaining.



LIVING KITCHEN DINER



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BEDROOM TWO

12'0" x 11'0" (3.66 x 3.37)

The second double bedroom is to the first floor with a uPVC double glazed window to the front aspect, wood laminate flooring with electric wall heater.



SHOWER ROOM

7'11" x 6'2" (2.43 x 1.88)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with rainfall head, curved glazed screen and Aqua panelled splashbacks, a modern light grey combination unit houses the hand wash basin and low flush wc with hidden cistern and also provides ample storage. Finished with tiled flooring and steam free mirror.



FIRST FLOOR LANDING



INNER HALLWAY

The inner hallway has wood effect laminate flooring and leading to the carpeted stairs and up to the second floor.



SECOND FLOOR

BEDROOM ONE

20'6" x 19'3" (6.25 x 5.88)

This fabulous sized room has an open spindle wooden balustrade over looking the stairs and four dual aspect Velux windows with a further uPVC double glazed window providing ample natural light, finished with carpeted flooring, electric wall mounted heaters a large airing cupboard and eaves storage. Door leading to the bathroom



BEDROOM ONE



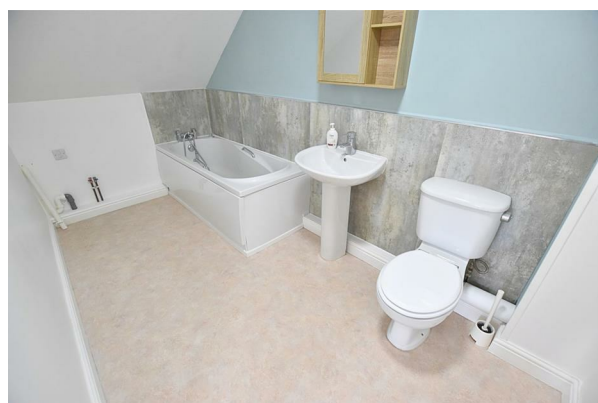
BEDROOM ONE



BATHROOM

11'10" x 5'9" (3.61 x 1.77)

The second floor bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with modern Aqua panelling to the splashback areas, vinyl flooring and plumbing for an automatic washing machine.



OUTSIDE

COMMUNAL PARKING AREA

To paved court yard provides off road parking with one allocated parking space.



BIN STORE

Large cupboard providing ample outside storage and bin store.



TENURE - SHARED FREEHOLD

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

MANAGEMENT FEE

There is a £40 pcm management company fee which covers outside maintenance and buildings insurance.

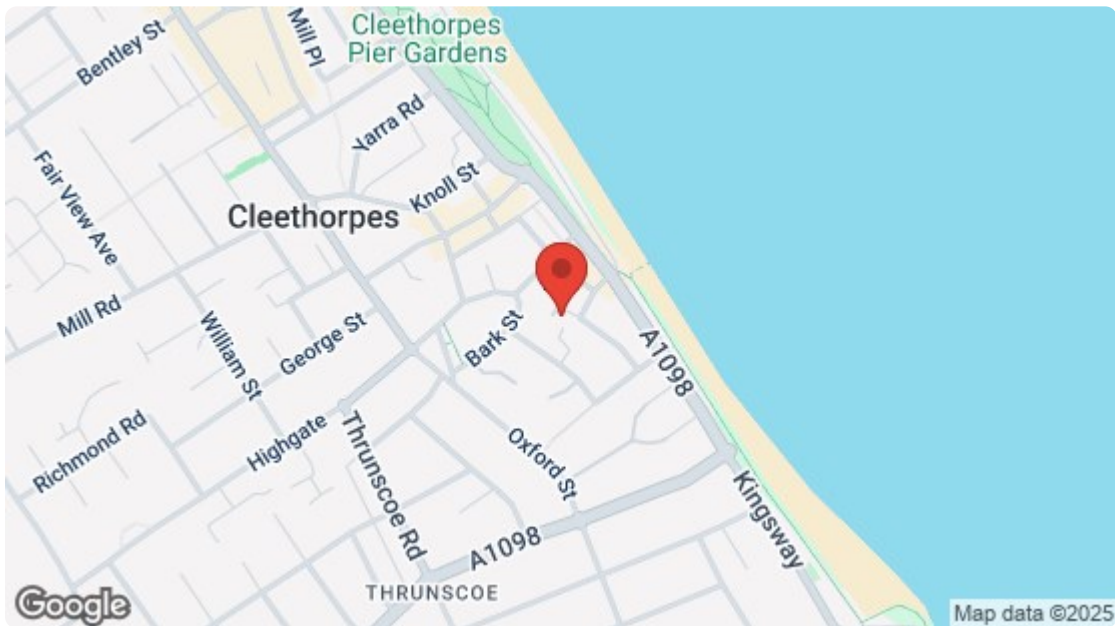
COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

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



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