



## 9 Lovett Street Cleethorpes, DN35 7BJ

ATTENTION ALL INVESTORS - We are delighted to bring the market this THREE BEDROOM MID TERRACE PROPERTY in the popular area just off Grimsby Road close to all local amenities, good bus routes and motorway links. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge, dining room, utility area, bathroom (Ground floor) and to the first floor three bedrooms. Front and rear gardens. OFFERED FOR SALE WITH NO FORWARD CHAIN.

**Offers Over £70,000**

- ATTENTION ALL INVESTORS
- CLEETHORPES LOCATION
- LOUNGE/ DINER
- THREE BEDROOM MID TERRACE
- FAMILY BATHROOM (GROUND FLOOR)
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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## ENTRANCE HALL

### HALL

Accessed via a uPVC double glazed door into the entrance porch



### LOUNGE

9'3" x 12'4" (2.83 x 3.78)

To the front of the property with uPVC double glazed window, radiator and coving to ceiling. Open arch access into the dining room.



### LOUNGE



### DINING ROOM

9'10" x 12'3" (3.02 x 3.74)

To the rear of the property with uPVC double glazed window, radiator and coving to ceiling.





## KITCHEN

7'10" x 9'11" (2.40 x 3.03)

The kitchen benefits from a range of wood effect wall and base units with complementary work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer. Gas hob and extractor fan. Ample space for a washing machine. Finished with wood effect vinyl flooring and Upvc double glazed windows to the side aspect. Sliding door leading to the bathroom. Sliding door leading to the inner hallway with ample space for a tumble dryer.



## KITCHEN



## FIRST FLOOR

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## BATHROOM ( GROUND FLOOR)

7'6" x 5'1" (2.29 x 1.57)

Benefitting from a white three piece suite comprising of; Bath with an electric shower and a shower screen, pedestal handwash basin and a low flush wc. Finished with vinyl flooring, fully tiled walls and a uPVC double glazed window to the rear aspect.



## FIRST FLOOR LANDING

## BEDROOM ONE

12'5" x 12'4" (3.81 x 3.77)

To the front aspect of the property with a uPVC double glazed window, radiator, coving to ceiling and fitted wardrobes.



## BEDROOM ONE



## BEDROOM TWO

12'5" x 9'7" (3.79 x 2.93)

To the rear aspect of the property having carpeted flooring, uPVC double glazed window, radiator and fitted wardrobes.



## BEDROOM TWO



## BEDROOM THREE

8'0" x 9'4" (2.46 x 2.85)

To the rear of the property having uPVC double glazed window, carpeted flooring and a radiator.



## GARDENS

The property stands with a low maintenance front gardens having walled boundaries and wrought iron entrance gate. The rear is also low maintenance having fenced boundaries and a wooden access gate leading to the secure passageway.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.