



22 Fillingham Crescent Cleethorpes, North East Lincolnshire DN35 0JE

SOLD BEFORE MARKETING - We are delighted to offer to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME situated within the popular area of Cleethorpes close to all local amenities, good bus routes and a short walk to Cleethorpes promenade and boating lake. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen, lounge open to dining room, sunroom and to the first floor three bedroom and family bathroom. Enjoy good sized gardens with ample off road parking. Offered for sale with NO FORWARD CHAIN.

- CLEETHORPES LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- LOUNGE
- DINING ROOM
- SUNROOM
- THREE BEDROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- NO CHAIN

Chain Free £165,000

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -

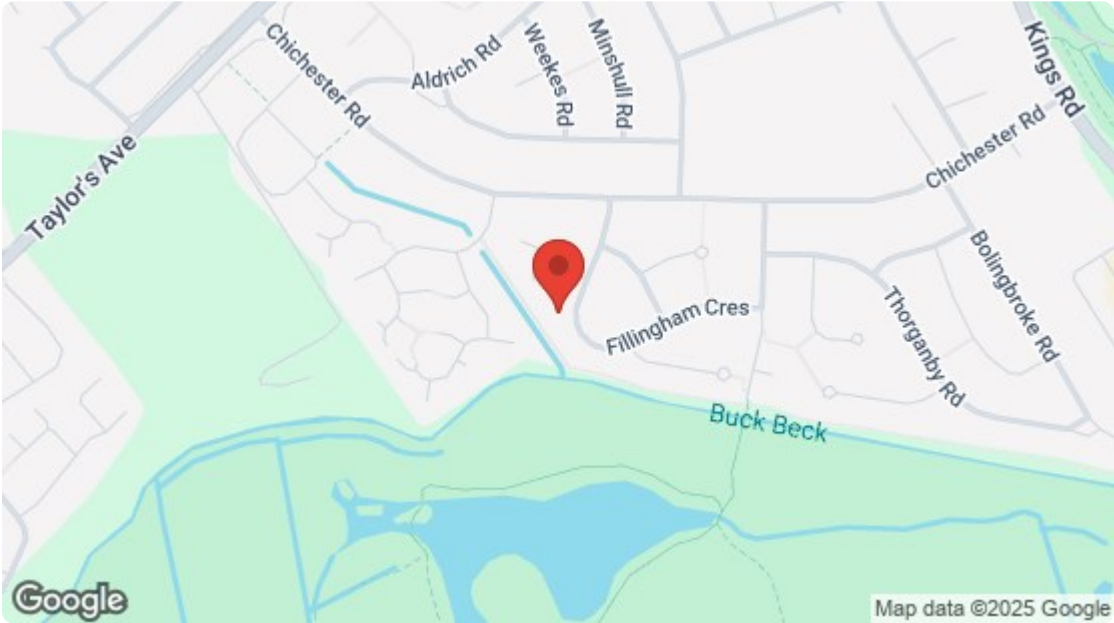
EPC -

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



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.

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		