

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

55 CLEE ROAD, CLEETHORPES

PURCHASE PRICE £200,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£200,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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55 CLEE ROAD, CLEETHORPES

Bettles, Miles & Holland are pleased to offer for sale this substantial mid terraced Victorian property that has kept a lot of the character from its era,. In the heart of Cleethorpes within a stones throw of the Beach and shopping facilities of St Peters Avenue. This former Guest House boast seven bedrooms, lovely sized lounge. It has versatile accommodation that could be used in multiple ways depending on the new owners desires. it comes with off road parking for 3 vehicles that in itself is priceless to have in the heart of Cleethorpes.

Viewing is a must to appreciate all this property has to offer.

ENTRANCE PORCH

The entrance porch has a new composite door to the front, original half tiling and plaster moulding to the walls, tiling to the floor. A single door leads you through to the:

ENTRANCE HALL

Decorated in a white coloured paper and coving to the tall victorian height ceiling, there is a radiator, small cupboard housing the electric meter and cupboard under the stairs used for storage.



LOUNGE-DINING ROOM

21'2" x 12'4" (6.44 x 3.75)

This lovely sized lounge/diner has a double glazed walk in bay window to the front of the property, decorated in neutral tones, radiator, feature gas fire sat upon a marble hearth with marble surround.



LOUNGE-DINING ROOM EXTRA
PHOTO



BEDROOM 6

10'9" x 8'11" (3.28 x 2.72)

This good sized bright and airy double bedroom has u.PVC double glazed French doors to the rear, a central heating radiator, sink and tiles, wood effect flooring and decorated in neutral tones.



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DAY ROOM

13'5" x 11'2" (4.10 x 3.41)

This versatile room has a u.PVC double glazed window to the side, neutrally decorated with coving to the ceiling. There is a feature gas fire sat upon a marble hearth with marble backing and within a surround.



SHOWER ROOM

This modern very handy shower room has a u.PVC double glazed window to the side. Tiling to the walls and floor for easy cleaning and a suite comprising of a low flush toilet, wash hand basin, shower cubicle housing the electric shower within and an electric panel heater.

KITCHEN-DINER

15'1" x 9'6" (4.61m x 2.90m)

This is a wonderfully sized room that is a great working space and has a u.PVC double glazed window to the side. A range of solid oak wall and base units with roll edge work tops which incorporates a stainless steel sink with mixer tap. There is plumbing for two washing machines, a dishwasher, a central heating boiler and plenty of built in cupboards.



KITCHEN-DINER EXTRA PHOTO

LOBBY

The lobby has a single glazed door and leading through to the main lobby which has a single glazed door to the side and a u.PVC double glazed door to the rear.

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PRIVATE BEDROOM

13'8" x 8'11" (4.17m x 2.72m)

This bedroom is to the rear has a u.PVC double glazed window to the rear and side letting in lots of natural light. There is laminate to the floor, a gas wall heater and a range of wardrobes and drawers.



LANDING

The landing is of a split level design, with a radiator and large linen cupboard.

BEDROOM 1

13'5" x 10'7" (4.09 x 3.22)

This is a lovely sized bedroom decorated in neutral colours with a large u.PVC double glazed window to the front. With built in wardrobes, a sink and a radiator.



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BEDROOM 2

9'10" x 6'1" (3 x 1.85)

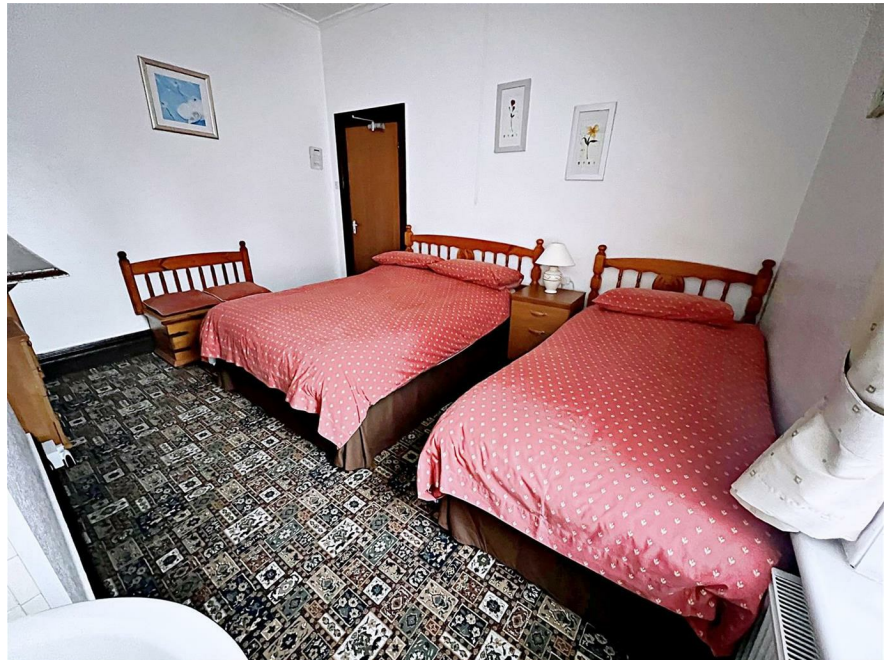
With a u.PVC double glazed window to the front of the property. This is a single bedroom decorated in neutral tones and carpeted with a wardrobe, a sink and a radiator.



BEDROOM 3

13'7" x 10'11" (4.14 x 3.34)

The third bedroom has a u.PVC double glazed window to the rear. This is of double size with a radiator and a sink.



SHOWER ROOM 1

With a u.PVC double glazed window to the side, full tiling to the walls, vinyl to the floor and a shower enclosure housing the electric shower within. A low flush WC and a wash hand basin.



SHOWER ROOM 2

With a u.PVC double glazed window to the side, full tiling to the walls, vinyl to the floor and a shower enclosure housing the electric shower within. A low flush WC and a wash hand basin.



BEDROOM 4

8'0" x 7'11" (2.43 x 2.41)

The fourth bedroom has a u.PVC double glazed window to the side. This is a single room with a wardrobe, a sink and a radiator.



BEDROOM 5

11'4" x 10'9" (3.46 x 3.27)

The fifth bedroom has a u.PVC double glazed window over looking the rear of the property. This double bedroom with a sink, a wardrobe and a radiator is a nice size and neutrally decorated.



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GARDENS

The rear garden is low maintenance being paved with a walled boundary.



GARDEN



PARKING

Parking to the front for approx. 3 vehicles. Priceless in the middle of Cleethorpes.

GROUND FLOOR




1ST FLOOR




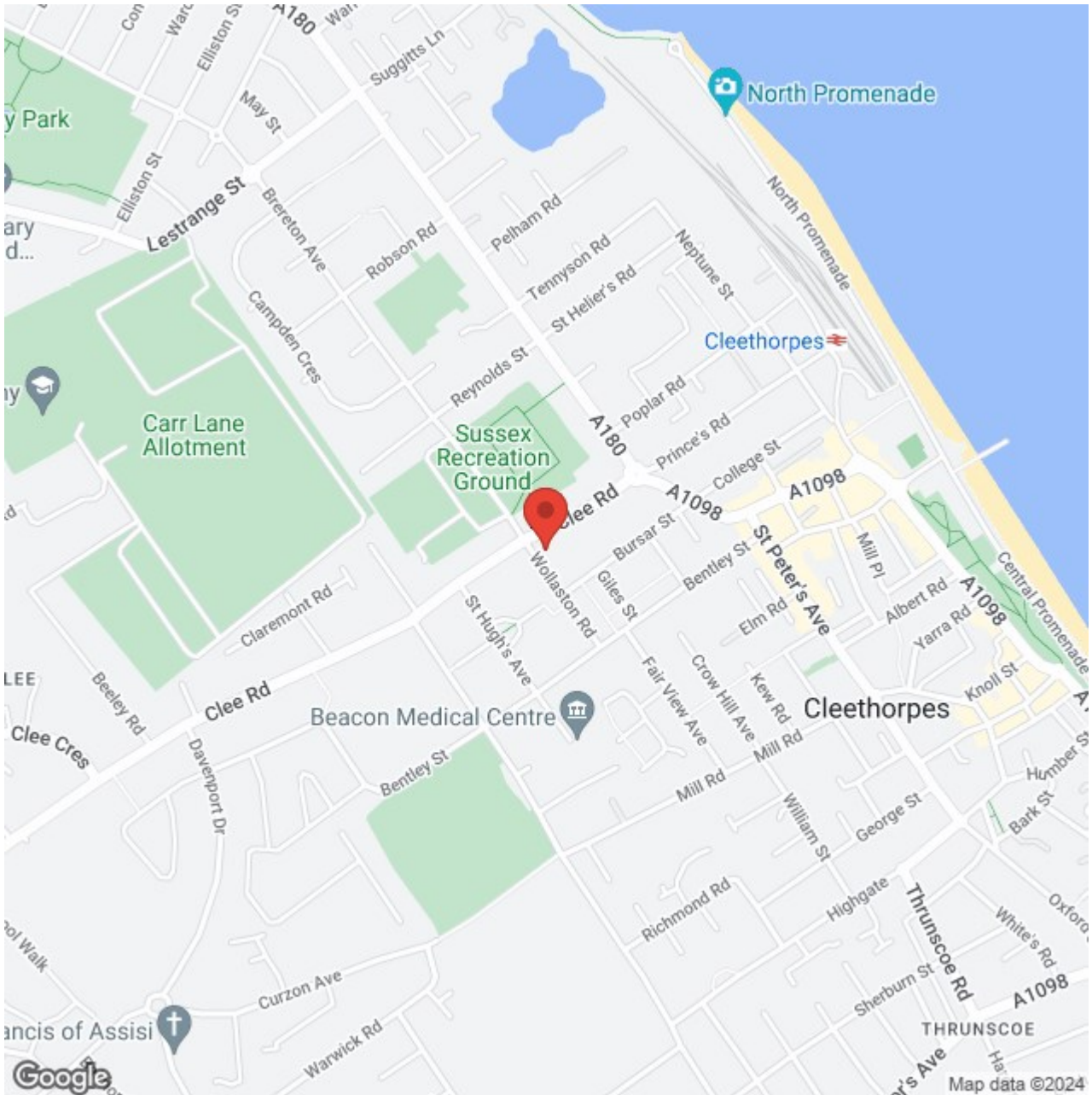
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		75
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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