

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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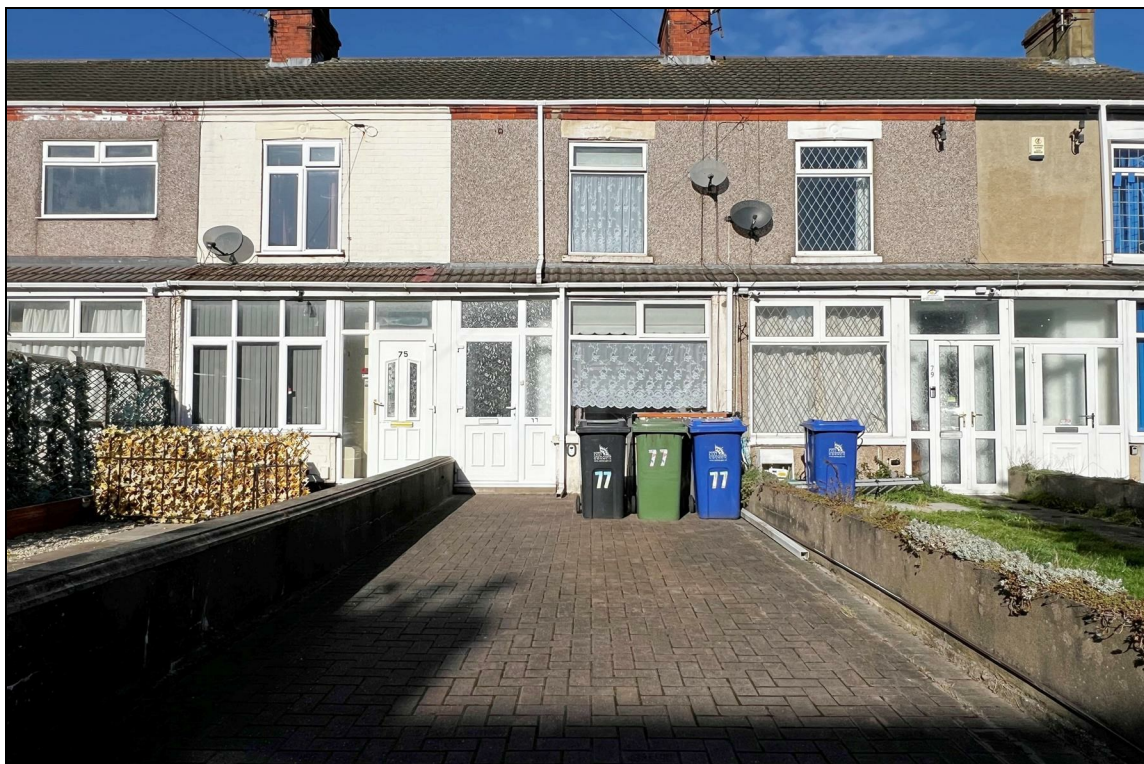
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### PROPERTY FOR SALE

### 77 POPLAR ROAD, CLEETHORPES

**PURCHASE PRICE £75,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£75,000

#### TENURE

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



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## 77 POPLAR ROAD, CLEETHORPES

Nestled in the charming Poplar Road of Cleethorpes, this mid-terrace house presents a wonderful opportunity for those seeking a project to make their own mark. Offered for sale with no chain, this property boasts two reception rooms, ideal for entertaining guests or creating a cosy retreat.

With two bedrooms, there is ample space for a small family or guests to stay comfortably. The bathroom provides convenience and functionality, while the kitchen offers the potential to be transformed into a culinary haven.

Outside, the property features a rear garden, perfect for enjoying a spot of sunshine or cultivating a green oasis. The off-road parking for two vehicles is a rare find in this area, ensuring convenience for homeowners and their guests.

Although in need of modernising, this property presents a blank canvas for those with a vision to create their dream home. The double glazing adds a touch of modernity to this traditional terraced house, promising both character and comfort.

Don't miss out on the opportunity to transform this property into a stylish and welcoming home in a sought-after location. Book a viewing today and let your imagination run wild with the possibilities this house has to offer.

### **ENTRANCE PORCH**

Through a u.PVC double glazed door with side panels into the porch with a u.PVC double glazed door into the lounge.

### **LOUNGE**

11'5 x 13'1 max (3.48m x 3.99m max)

The lounge is to the front of the property with a u.PVC double glazed window, a brick fireplace with a wooden mantle, a brick back and a tiled hearth and a gas log burner. There is a light and coving to the ceiling.



### **INNER HALL**

With stairs to the first floor accommodation.

### **DINING ROOM**

11'5 x 10'10 (3.48m x 3.30m)

With a u.PVC double glazed window, a tiled fireplace, an under stairs cupboard, a light and coving to the ceiling.

## 77 POPLAR ROAD, CLEETHORPES

### KITCHEN

10'0 x 6'10 (3.05m x 2.08m)

The kitchen with wall and base units, contrasting work surfaces and tiled reveals incorporating a black sink unit with a chrome mixer tap. There is plumbing for a washing machine and space for a cooker and a fridge/freezer. A u.PVC double glazed window and door, laminate to the floor, a light and coving to the ceiling.



### LOBBY

4'4 x 2'4 (1.32m x 0.71m)

With a part tiled and part laminate floor, shelves and a door to the WC.

### WC

2'3 x 2'9 (0.69m x 0.84m)

A which closed couple WC with a central chrome flush, a wooden window, a wall mounted hot water boiler and there is a wall light.

### LANDING

Up the stairs to the first floor accommodation where doors to both bedrooms lead off and there is a wall light.

## 77 POPLAR ROAD, CLEETHORPES

### **BEDROOM 1**

10'10 x 11'5 (3.30m x 3.48m)

This double bedroom to the front of the property with a u.PVC double glazed window, a painted cast iron fire place and there is a light to the ceiling.



### **BEDROOM 2**

10'10 x 11'5 (3.30m x 3.48m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a built in wardrobe and a built in cupboard. There is a light and loft access to the ceiling.



## 77 POPLAR ROAD, CLEETHORPES

### **BATHROOM**

9'7 x 7'0 (2.92m x 2.13m)

The bathroom is accessed from bedroom two and comprises of a cream panelled bath with chrome taps, an electric shower over and a glass shower screen, a pedestal wash hand basin and a toilet both with chrome fittings. A u.PVC double glazed window, part tiled walls and a light to the ceiling.



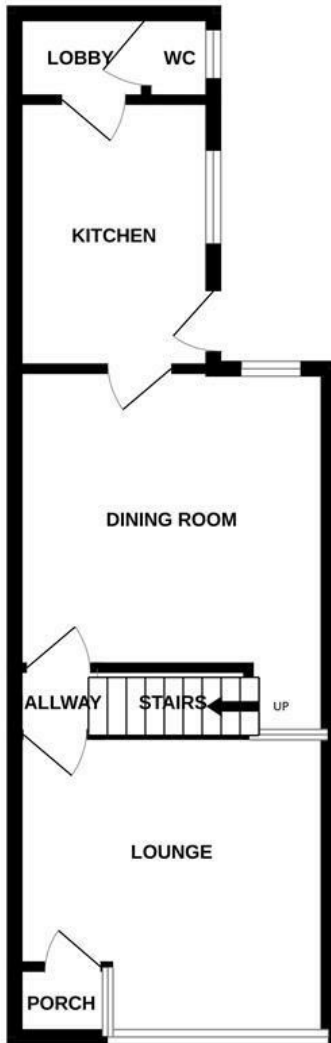
### **OUTSIDE**

The front garden has a walled boundary and is laid to block-paving for ease of maintenance and off road parking.

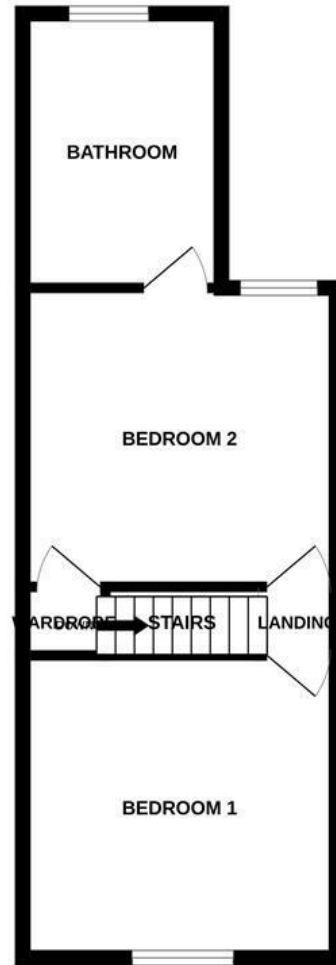
The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete for ease of maintenance. There is a timber shed and an outside tap.



GROUND FLOOR




1ST FLOOR




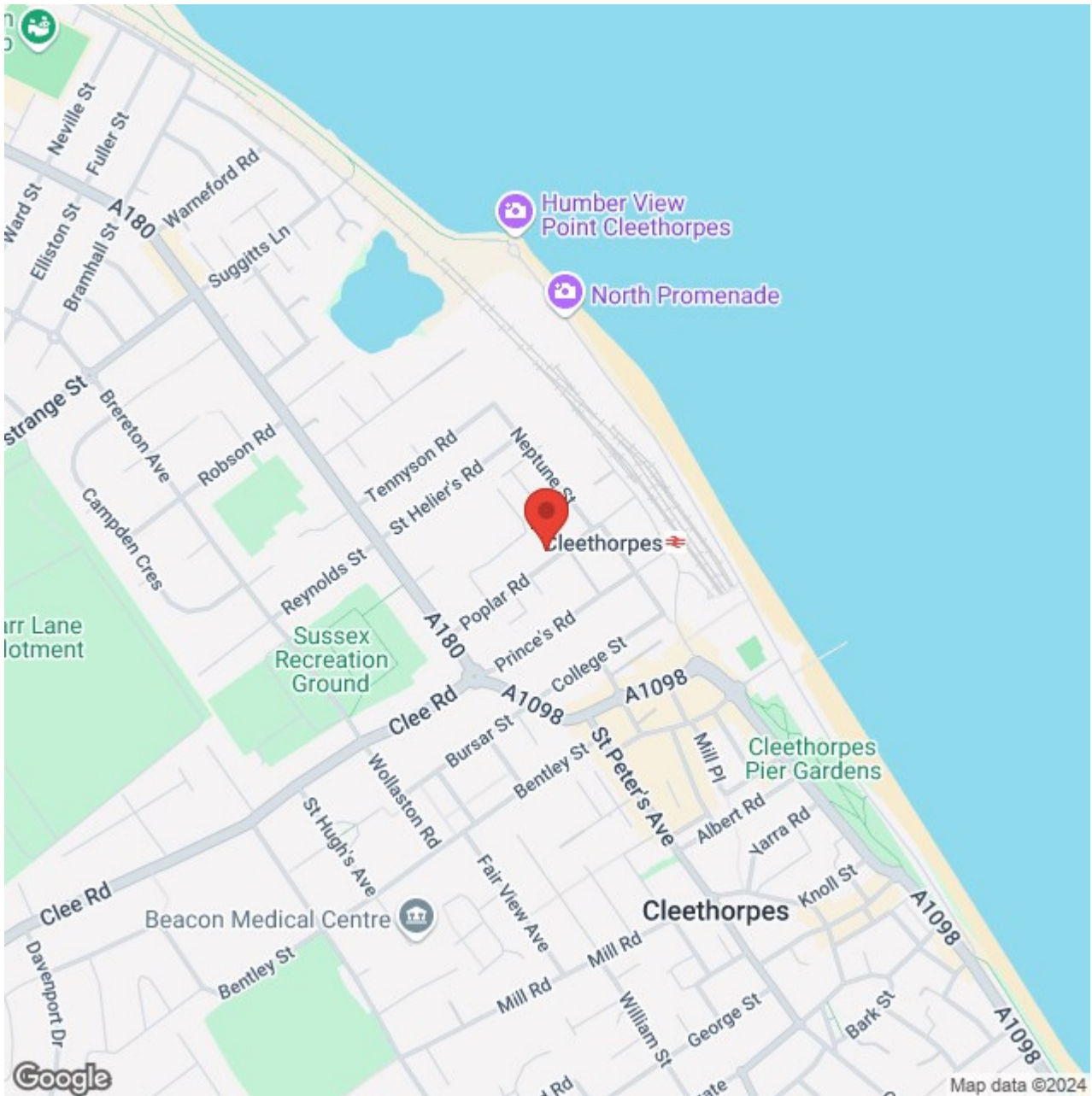
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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*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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland