

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

93 FULLER STREET, CLEETHORPES

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

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



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93 FULLER STREET, CLEETHORPES

Nestled in the heart of Cleethorpes, on Fuller Street, this charming mid-terrace house presents an excellent opportunity for those looking to create their dream home. Offered for sale with no chain, this property is in need of updating, allowing you to personalise it to your taste and style.

The house boasts a welcoming layout, featuring two further reception rooms, offering versatility for family living. The kitchen is functional and awaits your creative touch to transform it into a culinary haven. A convenient downstairs WC adds to the practicality of the home.

On the first floor, you will find two spacious bedrooms, alongside a cosy single bedroom, perfect for a child or as a guest room. The bathroom is also located on this level, providing essential amenities for family life.

Outside, the property benefits from both front and rear gardens, offering a delightful space for outdoor activities or simply enjoying the fresh air. The house is double glazed throughout, ensuring warmth and comfort, complemented by a gas central heating system.

Situated close to local amenities, schools, and the beautiful Cleethorpes sea front, this property is ideally located for families and individuals alike. With its potential for renovation and prime location, this terraced house is a fantastic opportunity for those looking to invest in a property with character and charm. Don't miss your chance to make this house your home.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a u.PVC double glazed window and door to the hall.

HALL

Through a composite door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE

14'2 into bay x 10'2 (4.32m into bay x 3.10m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling. There are sliding double doors to the dining room.



LOUNGE



DINING ROOM

12'5 x 10'9 (3.78m x 3.28m)

The dining room with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



93 FULLER STREET, CLEETHORPES

KITCHEN

14'1 x 8'4 (4.29m x 2.54m)

The kitchen with a range of white wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. Two u.PVC double glazed windows, a wall mounted central heating boiler, a central heating radiator, a tiled floor and a light to the ceiling.



LOBBY

With a u.PVC double glazed door, vinyl to the floor and door to the WC.

WC

4'4 x 3'3 (1.32m x 0.99m)

With a toilet set in a Beech effect cabinet with a work surface over, a u.PVC double glazed window, vinyl to the floor and a wall light.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard, a light and loft access to the ceiling.

BEDROOM 1

11'6 x 13'8 (3.51m x 4.17m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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BEDROOM 2

12'5 x 8'5 (3.78m x 2.57m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

8'10 x 8'5 (2.69m x 2.57m)

Bedroom three is to the back of the property with a u.PVC double glazed window, fitted wardrobes, a central heating radiator and a light to the ceiling.



93 FULLER STREET, CLEETHORPES

BATHROOM

5'8 x 4'9 (1.73m x 1.45m)

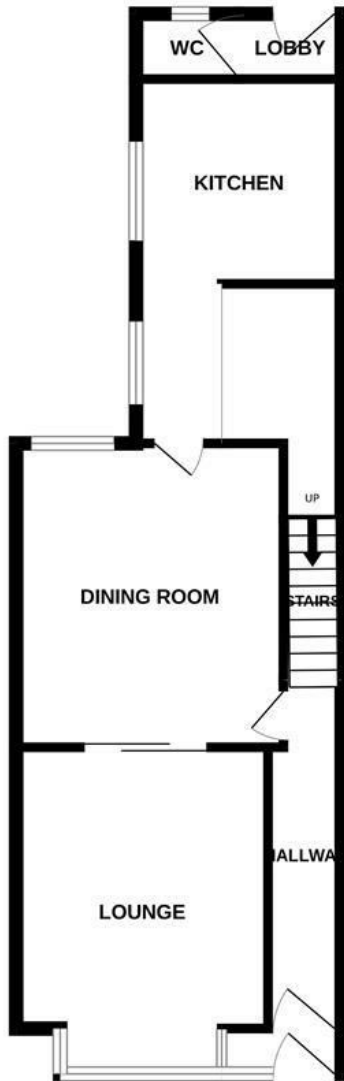


OUTSIDE

The front garden has a walled boundary with a wooden gate and there is a small grassed area and a concrete pathway to the front door. The rear garden has a walled boundary with a wooden gate and is mainly laid to lawn with a concrete path. There is a timber shed with light and power within.



GROUND FLOOR




1ST FLOOR




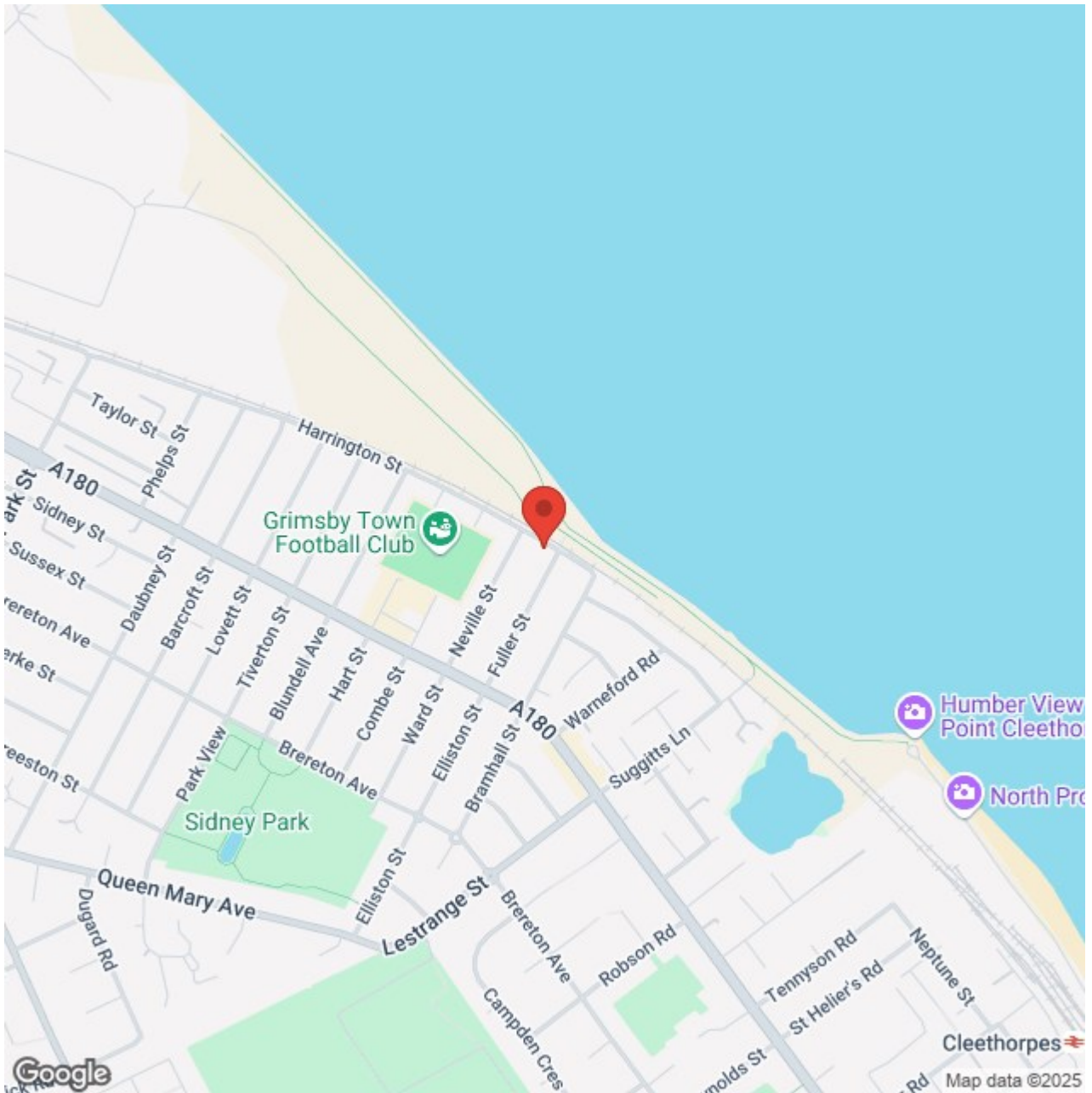
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		85
(69-80) C	67	
(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 (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.

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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 of £495 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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