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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Daubney Street

Cleethorpes
DN35 7BA

Offers in the Region Of £85,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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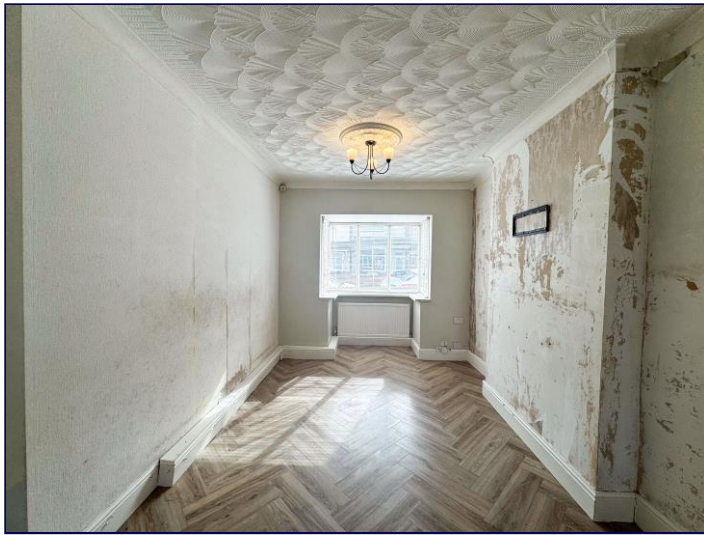
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Property Introduction

Offered to the market with no forward chain, this mid-terrace home on Daubney Street in Cleethorpes presents an excellent opportunity for first-time buyers, investors, or those seeking a project. The ground floor provides a spacious lounge-diner, a fitted kitchen, and a bathroom. To the first floor there are three well-proportioned bedrooms, making it a practical choice for families or sharers. While the property is in generally good order, it would benefit from some redecoration, allowing the next owners to place their own stamp on the home. Externally, the property enjoys a small frontage with a low-maintenance garden area to the rear. Situated in a popular and established residential location, it benefits from easy access to local shops, schools, and amenities, while Cleethorpes seafront and town centre are just a short distance away. This is a great chance to purchase a property with plenty of potential, offered at a realistic price and with the added advantage of no forward chain.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and LVT flooring.

Lounge/Diner

24' 3" x 13' 1" (7.38m x 3.99m max)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, two radiators and LVT flooring.

Kitchen

11' 3" x 7' 9" (3.42m x 2.36m)

The kitchen has a window to the side elevation, vinyl flooring and a high gloss fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Lobby

The lobby has a door to the side to the rear garden and vinyl flooring.

Bathroom

8' 3" x 7' 5" (2.52m x 2.26m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a radiator and a tiled floor. There is also a WC, basin, bath and a shower cubicle with an electric shower.

First Floor Landing

The first floor landing has coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

13' 2" x 11' 3" (4.01m x 3.43m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

12' 6" x 7' 7" (3.82m x 2.30m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted cupboard.

Bedroom Three

11' 3" x 7' 9" (3.42m x 2.36m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Outside

With a low maintenance garden space to the front, accessed through a gate. The rear garden has a lawn, decked area ideal for alfresco dining. There is also a shed and the garden is enclosed by perimeter walls and fencing with a gate to the rear.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

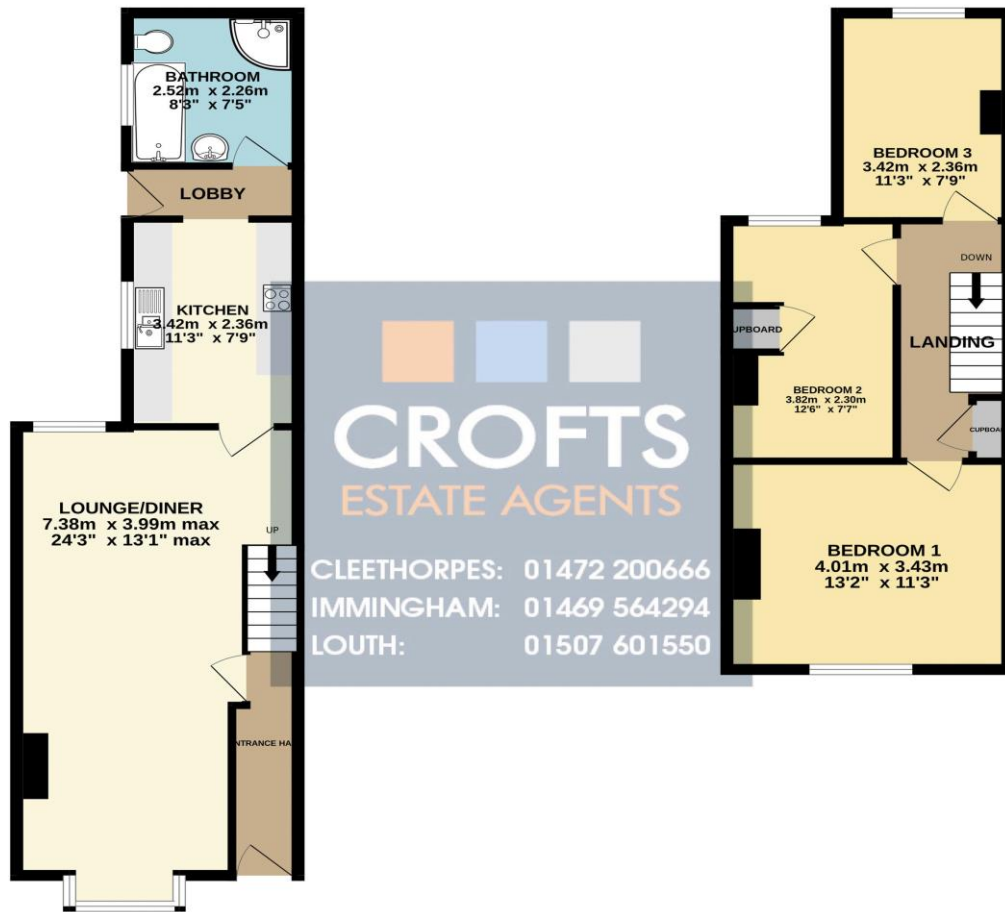
Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
45.2 sq.m. (487 sq.ft.) approx.

1ST FLOOR
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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