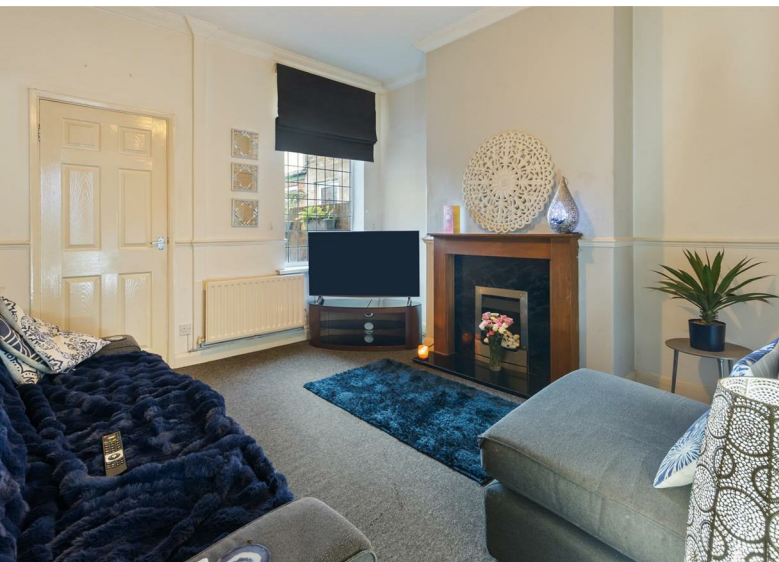




13 Taylor Street, Cleethorpes, DN35 7AX
Offers In The Region Of £76,000

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  1
  2
  E



13 Taylor Street, Cleethorpes, DN35 7AX

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Property Overview

Excellent Investment Opportunity

A superb turnkey investment generating a gross annual income of £6,300, offering strong potential for investors.

The property comprises a living room, separate dining room, fitted kitchen, and rear family bathroom. Upstairs, there are three generously sized bedrooms, providing practical and comfortable living space.

Located in a popular and convenient area, this property represents an ideal investment opportunity. Early viewing is highly recommended.

Property Layout:

Lounge: 3.41m x 2.52m, front aspect

Dining Room: 3.86m x 4.05m, rear aspect

Kitchen: 4.02m x 2.04m, side aspect

Bathroom: rear aspect

Bedroom 1: 3.86m x 3.41m, front aspect

Bedroom 2: 2.62m x 2.53m, rear aspect

Bedroom 3: 4.02m x 2.04m, rear aspect

Rear Private Garden

Additional Information:

EPC Rating: E

Tenure: Freehold

Tenant Occupied:

Gross Annual Rent: £6,300

Buyer's Fee: 2% applies to this sale

Area Information

Location: Cleethorpes, North East Lincolnshire

Cleethorpes is a charming seaside town on the south shore of the Humber Estuary, near Grimsby, with a population of around 39,000. Renowned for its sandy beach, pier, and miniature railway, the town offers a variety of leisure activities, shops, and amusements, making it a popular destination for visitors and a highly desirable place to live.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes

pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need

accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Freehold

POSSESSION

Tenant occupied

VIEWING

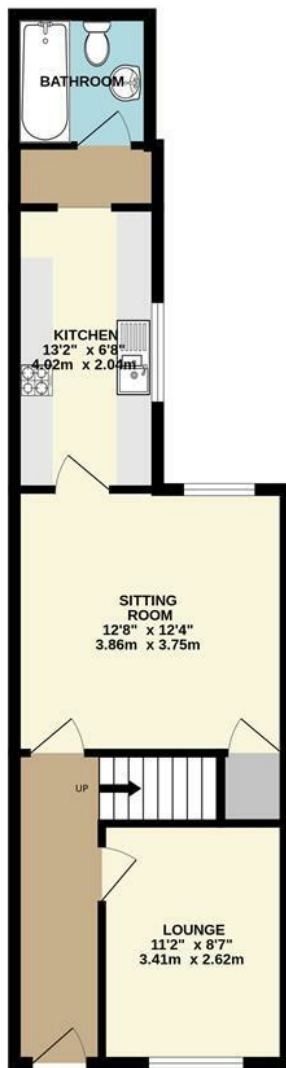
Viewing strictly by appointment through Genie Homes





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		
	49	73
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) 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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