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Bradford Avenue , Cleethorpes



When it comes to
property it must be


lovelle



Guide Price £185,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000.

A handsome period townhouse located on one of Cleethorpes' most desirable roads within Signhills Academy catchment just moments from the Seafront and Haverstoe Park. This well loved home has been in the same family for over 65 years and whilst in need of modernisation, this is a wonderful opportunity to create a spectacular home in this fantastic location.

Key Features

- Period Town House
- Highly Desirable Location
- Lounge & Dining Room
- Kitchen & Utility Room
- Three Double Bedrooms
- Cloakroom & Shower Room
- Private South Facing Rear Garden
- No Chain
- EPC rating E
- Tenure: Freehold





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Offering well proportioned rooms with many attractive features and benefitting from gas central heating, extensive uPVC double glazing and an alarm system the accommodation briefly comprises of an entrance porch, entrance hallway, cloakroom/wc, bay fronted living room, dining room with bay window, kitchen, utility room, boot room, three spacious double bedrooms and shower room. The front garden is smartly kept with railed walls and the private rear garden is beautifully maintained boasting a southerly aspect. Offered for sale with no forwarding chain.

Entrance Porch

Entered through double doors into the entrance porch with original tiling to the floor and walls.

Entrance Hallway

Original entrance door with decorative stained glass panels leads into the welcoming hallway with a spindle and balustrade staircase leading to the first floor accommodation. Under stairs storage cupboard. Radiator. Deep coving to ceiling.

Cloakroom

1.75m x 1.19m (5.7ft x 3.9ft)

Having a low flush WC and vanity wash hand-basin. Tiling to splash areas. Radiator. UPVC double glazed window to the rear elevation elevation. Built-in shelving for storage.

Living Room

3.59m x 5.16m (11.8ft x 16.9ft)

The living room is of an excellent size with a deep bay window to the front elevation. Magnificent oak feature fireplace with tiled inset and hearth housing a gas fire. Deep coving to ceiling. Radiator.

Dining Room

3.67m x 3.94m (12ft x 12.9ft)

The dining room is spacious having a UPVC double glazed bay window to the side elevation. Feature fire surround with tiled inset and hearth housing and electric fire. Radiator. Coving to ceiling.

Kitchen

3.67m x 2.43m (12ft x 8ft)

Having wall and base units with contrasting work surfaces over comprising of a 1 1/2 bowl drainer sink. Tiling to splash areas. Cooker point. uPVC double glazed window to the side elevation and door leading out to the garden.

Utility Room

2.45m x 2.56m (8ft x 8.4ft)

Having wall units for extra storage, plumbing for washing machine and space for further appliances. Gas central heating boiler. Dual aspect uPVC double glazed windows to the rear and side elevations. Door leads out to the rear garden.

Boot Room

1.22m x 2.56m (4ft x 8.4ft)

uPVC double glazed window to the rear elevation.

Landing

Access to loft space.

Bedroom One

5.54m x 3.64m (18.2ft x 11.9ft)

Such a fabulous room with a feature fire place with tiled inset and hearth. Plenty of natural light comes in through the two original windows including a walk-in bay. Coving to the ceiling. Radiator.

Bedroom Two

3.6m x 2.75m (11.8ft x 9ft)

The second bedroom is a double having a uPVC double glazed window to the rear elevation. Radiator. Built-in storage cupboard.

Bedroom Three

3.68m x 3.38m (12.1ft x 11.1ft)

The third double bedroom has a uPVC double glazed window to the rear elevation. Radiator.

WC

0.97m x 1.73m (3.2ft x 5.7ft)

Having a low flush WC. uPVC double glazed window to the side elevation. Laminated flooring.

Shower Room

2.62m x 1.85m (8.6ft x 6.1ft)

The shower room is fully tiled having a walk in shower cubicle and vanity wash hand-basin. Built-in storage cupboard. Ladder radiator. uPVC double glazed window to the side elevation. Downlights to ceiling.

Front Garden

The front garden is well maintained and fully enclosed with railed walling. Laid to paving with small manageable shrubs. Wrought iron pedestrian gate and pathway leads to the front entrance.

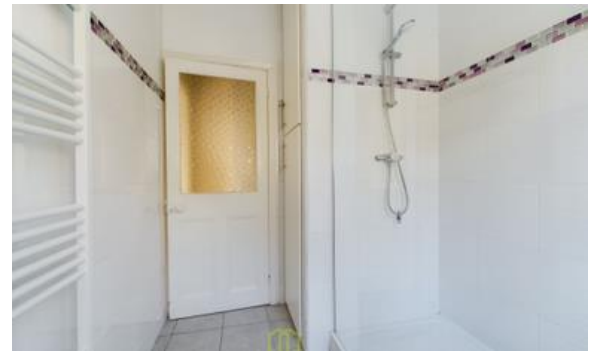
Rear Garden

The rear garden is private and faces south with patio paving for ease of maintenance with flower beds and mature shrubs. Pergola covered seating area immediate to the property. Walling and fencing defines the boundaries. Pedestrian gate leads out to the alleyway.

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in November 2022 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands





Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

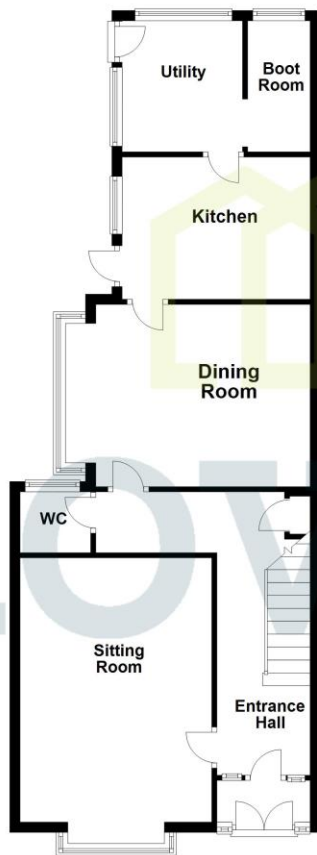
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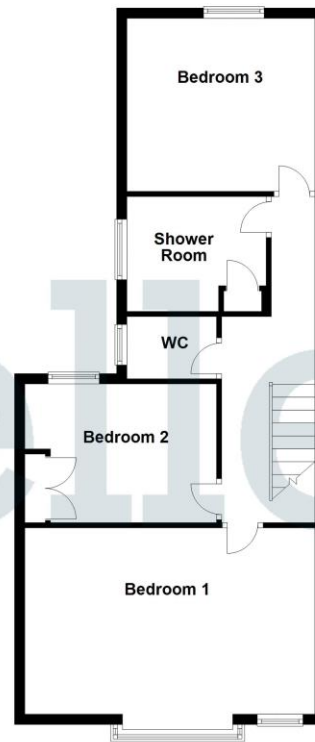
All measurements/areas are approximate and are maximum measurements. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



When it comes to **property**
it must be


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