

Buy. Sell. Rent. Let.



Bradford Avenue, Cleethorpes



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property it must be


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£269,950



This double bay-windowed town house is a rare and attractive find, situated in one of the most sought-after residential positions within the resort.

Key Features

- Period Town House
- Highly Desirable Location
- Lounge & Dining Room
- Kitchen & Office
- Four Bedrooms
- Cloakroom
- Private South Facing Rear Garden
- No Chain
- EPC rating D
- Tenure: Freehold





This double bay-windowed town house is a rare and attractive find, situated in one of the most sought-after residential positions within the resort. Its location is just off the promenade and relatively close to the Town Centre, offering convenience and easy access to amenities and leisure facilities.

The property is part of the Bradford Avenue Conservation Area, known for its charming and original frontages. The Edwardian-style home exudes character and historical charm.

While the house is in need of general refurbishment, it does come with some modern features, such as part uPVC double glazing and a gas central heating system.

The interior of the house is well-planned and spacious. On the ground floor, you'll find a delightful hallway upon entering, a spacious living room, a dining room, and a cloakroom with a toilet and hand basin. There is breakfast kitchen and a home office completes the ground floor layout.

Heading to the first floor, there are four bedrooms, offering ample space for a growing family or accommodating guests as well as a spacious bathroom.

Overall, this Edwardian town house offers a wonderful opportunity for those looking to invest in a property with character and potential. With some refurbishment and personal touches, it can become a stunning and comfortable family home in a highly desirable location.

Entrance Hallway

2.81m x 5.79m (9'2" x 19'0")

Lounge

6.05m x 3.62m (19'10" x 11'11")

Dining Room

3.97m x 3.96m (13'0" x 13'0")

Kitchen

5.18m x 3.65m (17'0" x 12'0")

Office

1.21m x 2.44m (4'0" x 8'0")

Cloakroom

1.24m x 1.77m (4'1" x 5'10")

Landing

Bedroom One

3.67m x 4.59m (12'0" x 15'1")

Bedroom Two

3.64m x 3.63m (11'11" x 11'11")

Bedroom Three

2.74m x 3.63m (9'0" x 11'11")

Bedroom Four

2.65m x 1.81m (8'8" x 5'11")

Bathroom

3.17m x 2.65m (10'5" x 8'8")

Front Garden

0.00m x 0.00m (0'0" x 0'0")

Rear Garden

0.00m x 0.00m (0'0" x 0'0")

Council Tax Information

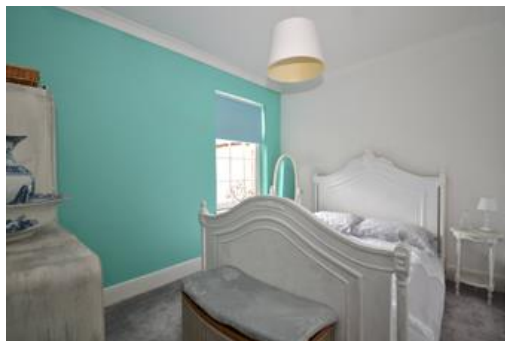
The Council Tax Band for this property is C. This information was obtained in July 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made 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

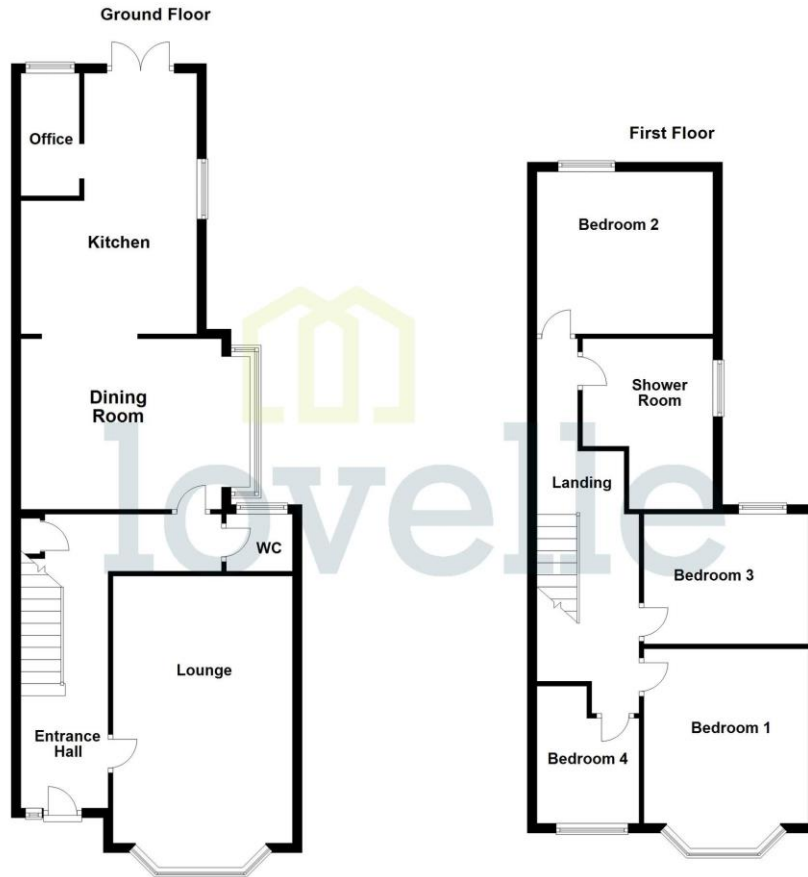
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agent's Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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





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01472 812250

humberston@lovelle.co.uk

