

Buy. Sell. Rent. Let.



Daubney Street, Cleethorpes



When it comes to
property it must be


lovelle



£110,000



This a fantastic opportunity to purchase a semi-detached house positioned just off Queen Mary Avenue.

Key Features

- Semi Detached House
- Lounge with Walk-in Bay Window
- Open Plan Dining Kitchen
- Three Bedrooms
- Garage
- Parking
- EPC rating D
- Tenure: Freehold





This a fantastic opportunity to purchase a semi-detached house positioned just off Queen Mary Avenue. Boasting an advantageous position, it places you conveniently close to local schools, shops, and bus services, ensuring ease and accessibility in your daily life. This property, being offered for sale with NO FORWARD CHAIN, invites you to explore its potential. While some updating may be desired, it exudes promise and opportunity at every turn.

The accommodation briefly comprises:- Entrance hall, complete with a walk-in cupboard housing the gas central heating boiler. The lounge has a charming walk-in bay window, while the open plan dining kitchen awaits, featuring French doors that open onto the rear garden. Rising to the first floor, there are three bedrooms and a bathroom with a three piece suite. The property also offers gas central heating and uPVC double glazing.

Outside, a shared driveway leads to a single garage. There is a small front garden and south westerly rear garden.

In summary, this property is a canvas awaiting your personal touch and internal viewing comes highly recommended.

Entrance Hall

Lounge

3.71m x 3.15m (12'2" x 10'4")

Kitchen Diner

4.95m x 3.89m (16'2" x 12'10")

Landing

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

Bedroom One

3.96m x 2.79m (13'0" x 9'2")

Bedroom Two

3.15m x 3.15m (10'4" x 10'4")

Bedroom Three

2.26m x 1.65m (7'5" x 5'5")

Bathroom

2.34m x 1.65m (7'8" x 5'5")

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in March 2024 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 led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And 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.

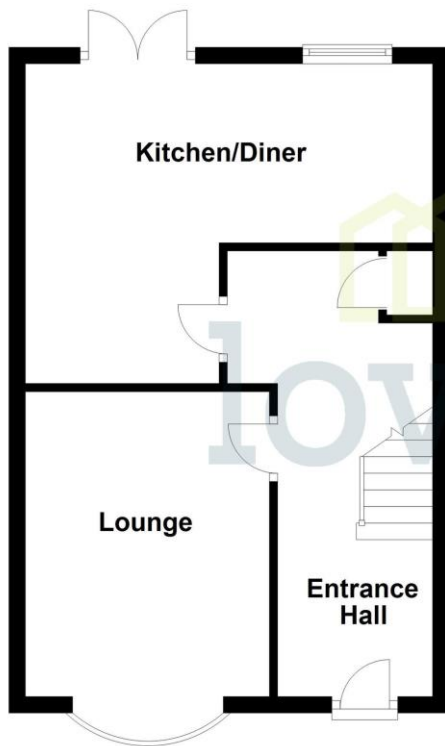
We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

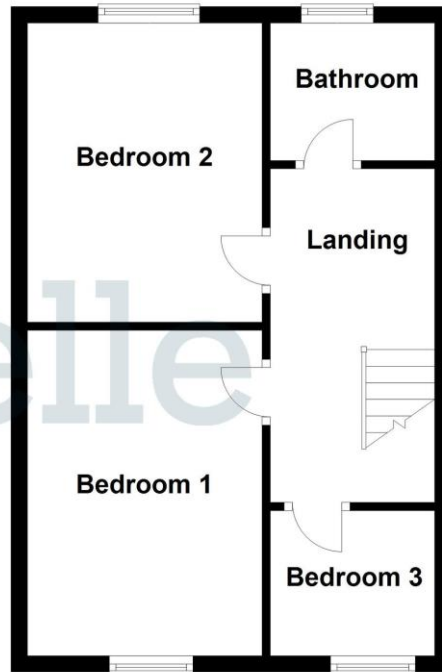
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.



Ground Floor



First Floor



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