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Braemar Road, Cleethorpes

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property it must be


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£199,950



Welcome to this charming three-bedroom semi-detached property nestled in the sought-after residential area just off Taylors Avenue.

Key Features

- Semi Detached House
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Three Bedrooms
- Modern Bathroom
- Ample Off Road Parking
- Delightful Rear Garden
- EPC rating C
- Tenure: Freehold





Welcome to this charming three-bedroom semi-detached property nestled in the sought-after residential area just off Taylors Avenue. Boasting a prime location, this home offers convenience with proximity to local amenities, schools, and effortless access to both the town centre and picturesque seafront.

Upon entering, you're greeted by an inviting entrance hall leading seamlessly into the well-appointed lounge with a multi-fuel stove, offering a cosy retreat for relaxation. The breakfast kitchen provides a delightful space, complemented by a separate dining room ideal for gatherings and entertaining. Just off the kitchen is a lobby area that leads to the rear garden, plus a WC, large storage cupboard and Utility Room.

Upstairs, three generously proportioned bedrooms await, providing comfortable accommodations for the whole family. A well-equipped bathroom with a bath, shower, wash hand basin and WC completes the first floor accommodation.

Externally, the property impresses with ample off-road parking facilitated by two drop kerbs, offering practicality for modern living. The rear garden, boasting a generous size, presents a tranquil oasis with a charming timber decked seating area, perfect for enjoying outdoor dining, entertaining in style and soaking up the sun!

Further enhancing comfort and efficiency, the property features UPVC double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

Combining desirable features, convenient location, and modern comforts, this property presents an exceptional opportunity to embrace a lifestyle of comfort and convenience.

Entrance Hall

Lounge

4.73m x 3.42m (15'6" x 11'2")

Breakfast Kitchen

3.82m x 3.64m (12'6" x 11'11")

Dining Room

2.74m x 2.66m (9'0" x 8'8")

Lobby

1.99m x 0.98m (6'6" x 3'2")

Utility Room

2.73m x 1.80m (9'0" x 5'11")

Bedroom

3.92m x 2.66m (12'11" x 8'8")

Bedroom

3.35m x 2.83m (11'0" x 9'4")

Bedroom

2.59m x 2.43m (8'6" x 8'0")

Bathroom

2.08m x 1.63m (6'10" x 5'4")

Council Tax

The Council Tax Band for this property is B. This information was obtained in April 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 & 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.

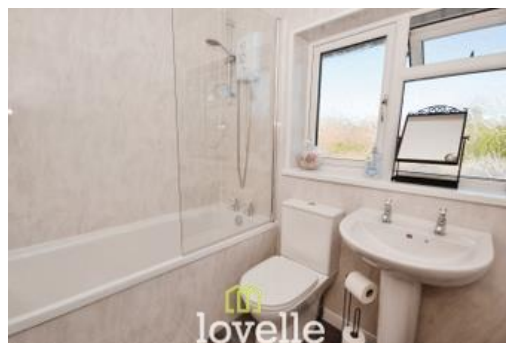
Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

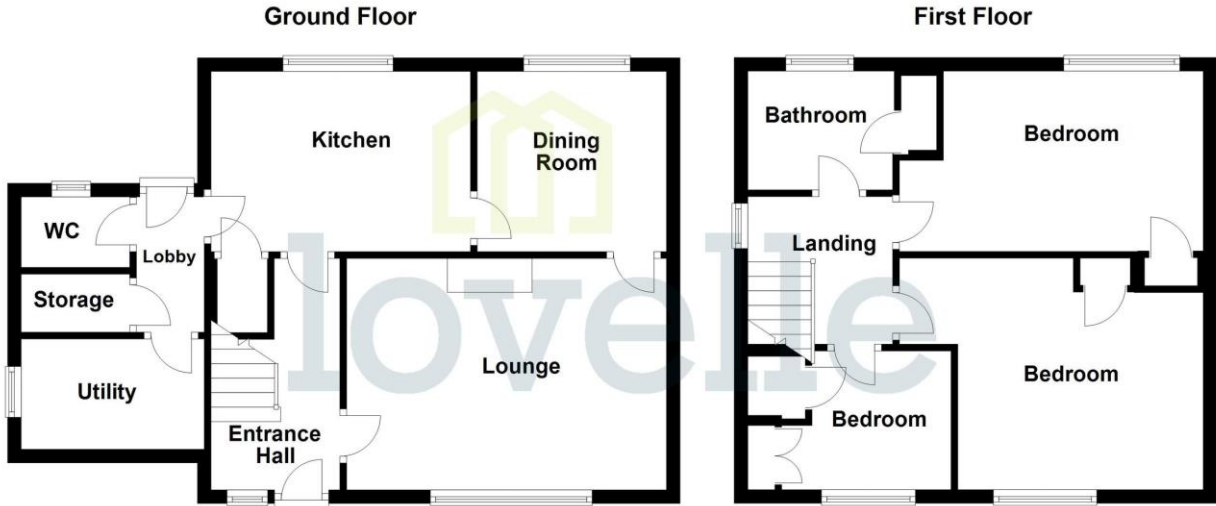
We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Energy Performance Information

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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