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Campden Crescent, Cleethorpes



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property it must be

  
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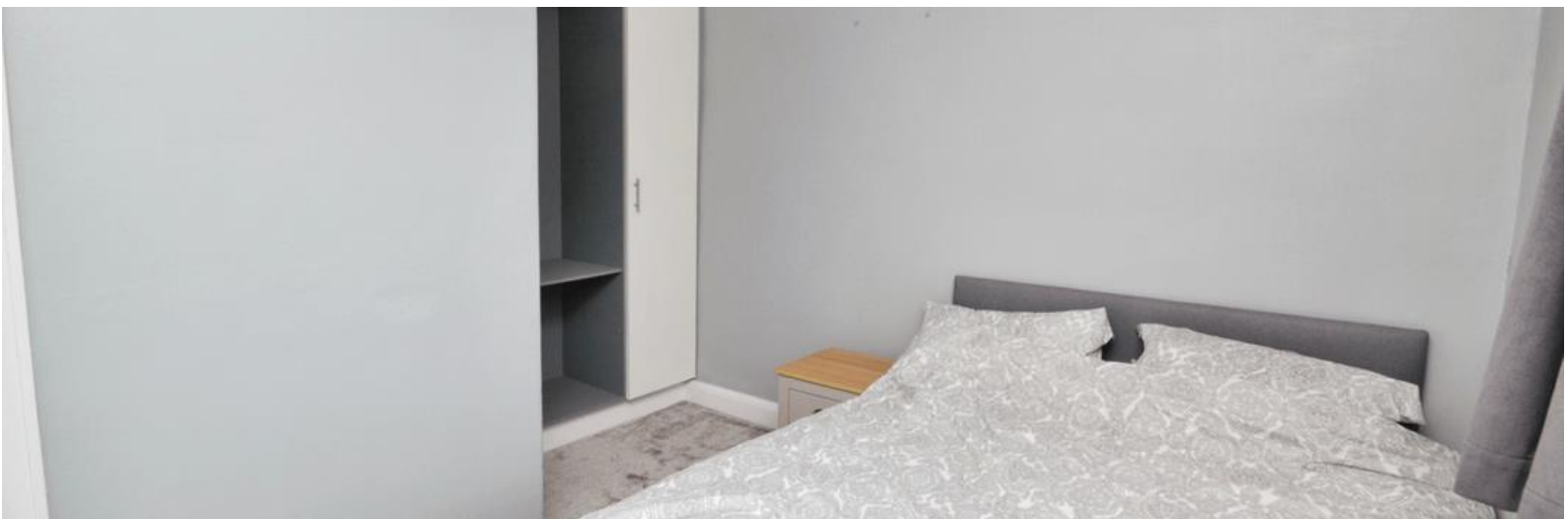
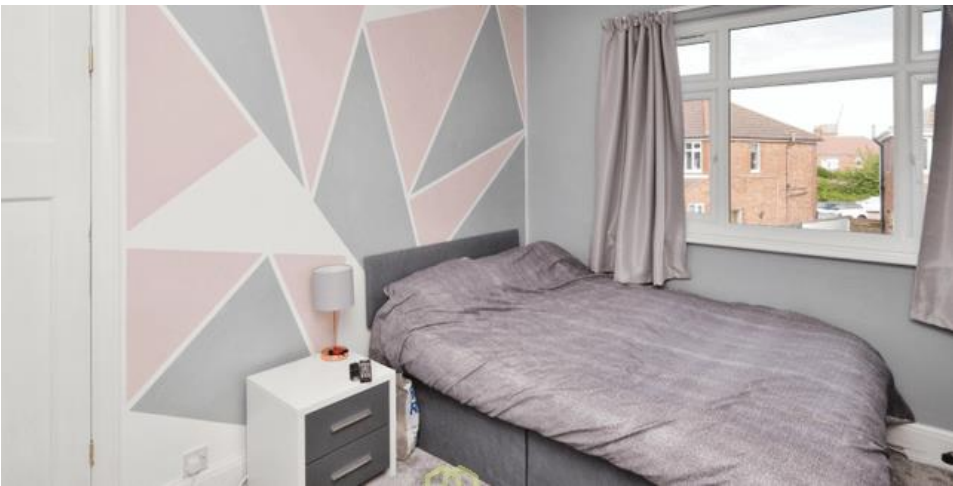
£139,950



Positioned on the sought-after Campden Crescent, just a short stroll from the centre of Cleethorpes, this charming three-bedroom mid-terrace home presents an ideal opportunity for families and investors alike. With the added convenience of being close to a local park and well-connected transport links, the property offers both comfort and practicality.

### Key Features

- Mid Terrace House
- Newly Installed Windows & Doors (2024)
- Recently Installed Boiler (2022)
- Two Reception Rooms
- Three Double Bedrooms
- Family Bathroom
- EPC rating C
- Tenure: Freehold





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The home has been thoughtfully updated with modern enhancements, including brand new uPVC double glazed windows and doors, fitted in June 2024, complete with a reassuring guarantee. Additionally, the gas central heating boiler was installed in 2022, also under a good remaining warranty, ensuring warmth and efficiency for years to come.

Inside, the property is both spacious and inviting. The front lounge is a good size with a walk-in bay window. A second reception room provides ample space for both living and dining, creating a versatile area ideal for family gatherings or entertaining guests. The adjacent kitchen offers a functional space and is fitted with ample wall and base cabinets.

The first floor reveals three generously sized bedrooms, each offering plenty of room for double beds and furnishings. The third bedroom, extends over the ground floor alleyway, adds to the sense of space, making it a rare find among similar properties. The family bathroom is tastefully appointed, featuring a bath with shower over, pedestal wash hand basin, and low flush WC.

Externally, the property boasts well-presented gardens both to the front and rear. The rear garden is mostly laid to lawn with a timber decked seating area, perfect for enjoying the outdoors in privacy. While the property is move-in ready, it does require some cosmetic updating internally, providing an exciting opportunity for the new owner to add their personal touch and truly make it their own.

This delightful family home, situated in a popular and convenient location, is not to be missed. Early viewing is highly recommended.

### Room Dimensions

Lounge - 4.06m into bay x 3.16m

Sitting/Dining Room - 4.98m x 3.50m

Kitchen - 3.29m x 2.30m

Bedroom One - 3.96m into bay x 3.16m

Bedroom Two - 3.48m x 3.04m

Bedroom Three - 3.45m max x 3.29m max

Bathroom - 1.88m x 1.69m

### Council Tax Information

The Council Tax Band for this property is A. This information was obtained in August 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](http://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.

## 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.

## Agents Note

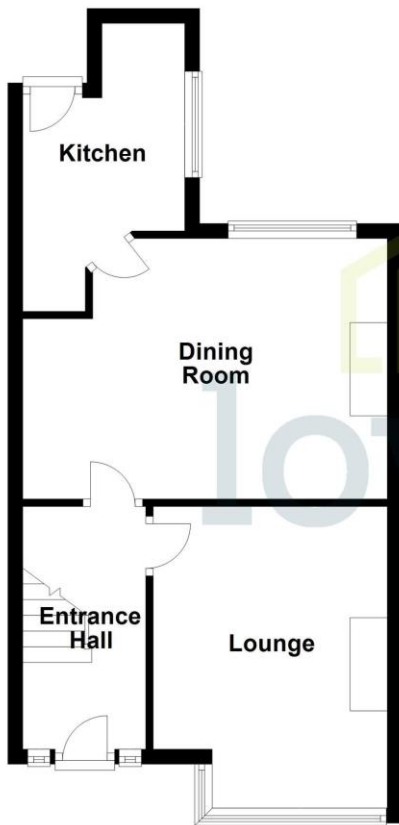
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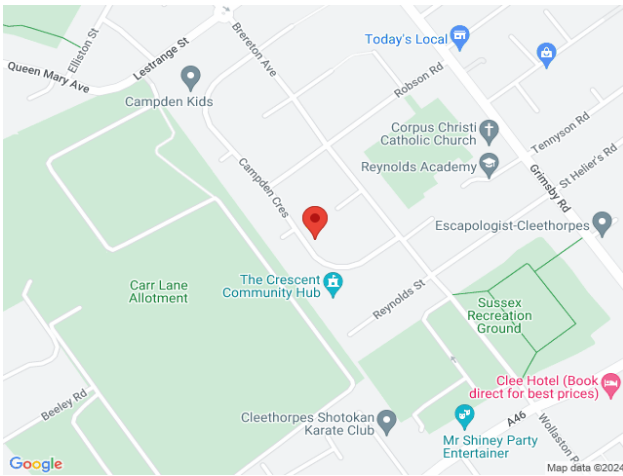
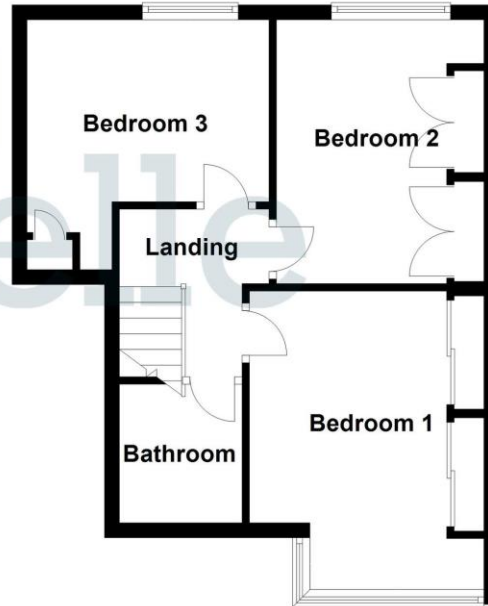




### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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