

Buy. Sell. Rent. Let.



Whites Road, Cleethorpes



When it comes to
property it must be


lovelle



£127,950



A fantastic opportunity to purchase this modern two bedroom terrace property situated in a prime location off Taylors Avenue, a short stroll from the seafront and close to St. Peter's Avenue.

Key Features

- Close to Cleethorpes and local amenities
- No Forward Chain
- Two good size bedrooms
- Modern kitchen and bathroom
- Front and rear arden
- Beautifully presented throughout
- EPC rating D
- Tenure: Freehold



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In immaculate ready to move in condition the property has been superbly modernised throughout and benefits from gas central heating and uPVC double glazing with accommodation comprising; Lounge/dining room with staircase to the first floor, modern kitchen, ground floor bathroom with shower and two double bedrooms to the first floor. All complemented by neutral decor and laminate flooring throughout. Low maintenance front garden and rear garden.

Viewing Highly Recommended - Offered With No Forward Chain.

Entrance

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

Lounge/Diner

3.41m x 8.58m (11'2" x 28'1")

Kitchen

2.05m x 4.93m (6'8" x 16'2")

Bathroom

2.26m x 2.71m (7'5" x 8'11")

Bedroom

3.4m x 4.29m (11'2" x 14'1")

Bedroom

3.38m x 3.39m (11'1" x 11'1")

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

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 01628 822222. We recommend prior to making an appointment to view, prospective purchasers likely to affect their interest in the property with one of our property consultants 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. We will require certain pieces of personal information from you in order to provide our client. The personal information you have provided to us may be shared with our client but will not be shared with any other third parties without your consent other than as set out in 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 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.

Agents 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.

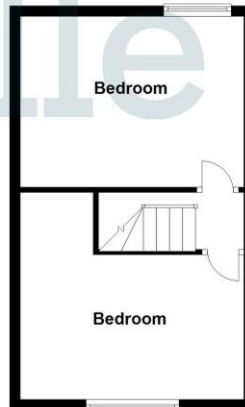
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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