

Buy. Sell. Rent. Let.



Daubney Street, Cleethorpes



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When it comes to
property it must be


lovelle



Offers in excess of £90,000



Lovelle is pleased to present this spacious three-bedroom mid-terrace property, ideally situated in a sought-after residential area, close to both Grimsby town centre and Cleethorpes seafront.

Key Features

- NO FORWARD CHAIN
- Spacious Living Accommodation
- Original Period Features
- Three Reception Rooms
- Modern Kitchen
- Three double bedrooms
- Family Bathroom
- Low Maintenance Gardens
- EPC rating D & Tenure: Freehold





Lovelle is pleased to present this spacious three-bedroom mid-terrace property, ideally situated in a sought-after residential area, close to both Grimsby town centre and Cleethorpes seafront.

This larger-than-average home showcases well-planned accommodation, featuring high ceilings and original architectural details. The ground floor offers an inviting entrance hallway, two reception rooms, a dining room, a kitchen, and a cloakroom. Upstairs, the first floor comprises three generously sized bedrooms and a bathroom.

Externally, the property includes both front and rear gardens. The rear garden is enclosed by brick walls and finished with concrete paving for ease of maintenance.

The property is enhanced by uPVC double glazing throughout and a gas central heating system.

Offered to the market with NO FORWARD CHAIN, this property presents an excellent opportunity for first-time buyers or investors alike. Viewing is highly recommended.

Entrance Hall

Lounge

3.43m x 3.74m (11'4" x 12'4")

Sitting Room

2.97m x 3.9m (9'8" x 12'10")

Dining Room

2.75m x 4.66m (9'0" x 15'4")

Kitchen

2.17m x 3.14m (7'1" x 10'4")

WC

Landing

Bedroom

4.72m x 3.83m (15'6" x 12'7")

Bedroom

3.06m x 3.9m (10'0" x 12'10")

Bedroom

2.66m x 2.83m (8'8" x 9'4")

Family Bathroom

1.78m x 1.9m (5'10" x 6'2")

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in September 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.lovell.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

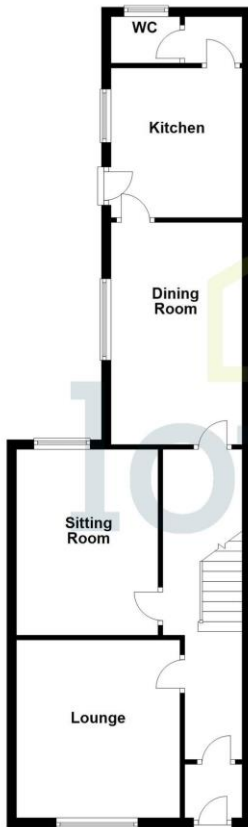
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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.

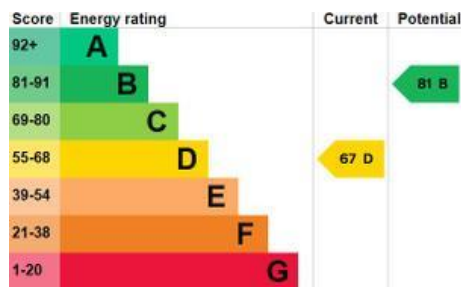
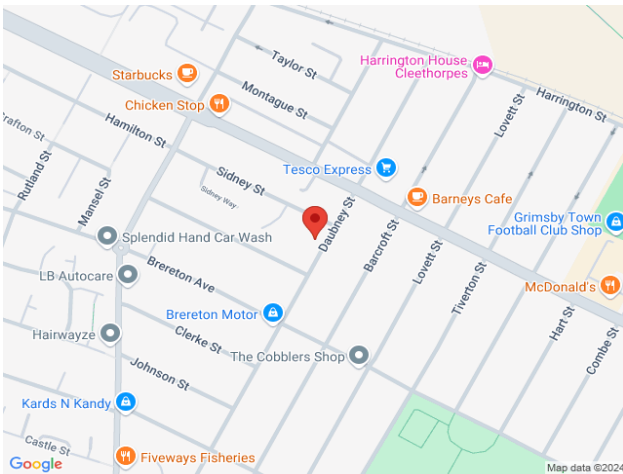
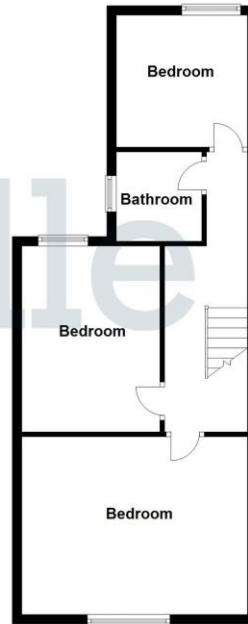
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



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it must be



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