

Buy. Sell. Rent. Let.



## Sidney Street, Cleethorpes



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When it comes to  
property it must be

  
**lovelle**



Offers over £50,000



ATTENTION INVESTORS, we are pleased to welcome to market this three bedroomed terrace property in need of modernisation but just oozes further potential.

### Key Features

- NO CHAIN
- Terrace House
- Great Investment Opportunity
- Two Reception Rooms
- Kitchen
- Bathroom
- EPC rating D
- Tenure: Freehold



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The accommodation briefly comprises of: - Entrance hall, lounge, dining room, kitchen, rear lobby and bathroom. Then to the first floor there are three good-size bedrooms. There are front and rear gardens.

Available with no forward chain.

### Entrance Hall

### Lounge

3m x 3.75m (9'10" x 12'4")

### Dining Room

4.65m x 4.01m (15'4" x 13'2")

### Kitchen

2.65m x 3.65m (8'8" x 12'0")

### Bathroom

1.78m x 2.02m (5'10" x 6'7")

### Bedroom

3.74m x 4.03m (12'4" x 13'2")

### Bedroom

2.27m x 3.62m (7'5" x 11'11")

### Bedroom

2.96m x 3.14m (9'8" x 10'4")

### Location

The property is ideally located close to Cleethorpes town centre where you will find the shopping areas of Sea View Street and St Peters Avenue. The Seafront has many attractions, including restaurants/bistros, wine bars and Cleethorpes golf course.

## Council Tax Information

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

## 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.

## Energy Performance Information

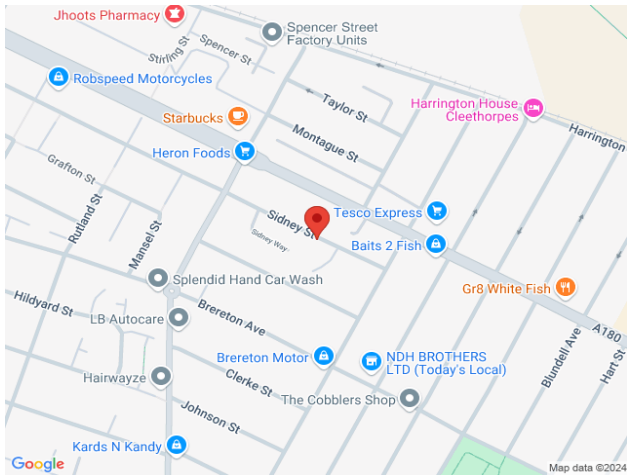
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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01472 812250

humberston@lovelle.co.uk

