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Westport Road, Cleethorpes



When it comes to
property it must be


lovelle



£169,950



This well-positioned detached true bungalow is located in a desirable residential area just off North Sea Lane.

Key Features

- Detached Bungalow
- Popular Residential Location
- Requiring a Scheme of Modernisation
- Lounge & Kitchen
- Three Bedrooms & Shower Room
- Off Road Parking & Garage
- EPC rating U
- Tenure:





This well-positioned detached true bungalow is located in a desirable residential area just off North Sea Lane. Offering excellent potential, the property is in need of a program of modernisation. The accommodation briefly comprises an entrance hall, a spacious living room, kitchen, three bedrooms, and a shower room. Externally, there is off-road parking, a detached garage, and a rear garden, all set within a good sized plot. With no forward chain, this bungalow represents a fantastic opportunity for those looking to create their ideal home. Viewing is highly recommended to appreciate the full potential of this property.

Please note, the property has previously experienced a water leak in the loft from the water tank, and the water supply is currently turned off at the mains pending repair. Additionally, there is a detached garage and separate workshop at the rear; however, keys are unavailable, and access cannot be granted. The bungalow is being sold as seen.

Entrance Hall

Living Room

3.48m x 4.96m (11'5" x 16'4")

Kitchen

3.05m x 3.42m (10'0" x 11'2")

Bedroom

3.39m x 3.46m (11'1" x 11'5")

Bedroom

2.72m x 3.32m (8'11" x 10'11")

Bedroom

2.12m x 2.54m (7'0" x 8'4")

Shower Room

1.56m x 2.44m (5'1" x 8'0")

Location

The property is ideally located within just a short distance to the ever popular Cleethorpes Country Park. This provides a lovely walk through to the Boating lake and Seafront. Cleethorpes town centre is only a short distance away where you will find the shopping areas of Sea View Street and St Peters Avenue. The Seafront has many attractions, including restaurants/bistros and wine bars.

Broadband

Standard 13Mbps (download speed) 1 Mbps (upload speed) Superfast 79 Mbps (download speed) 20Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 100 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is C. 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

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.

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.

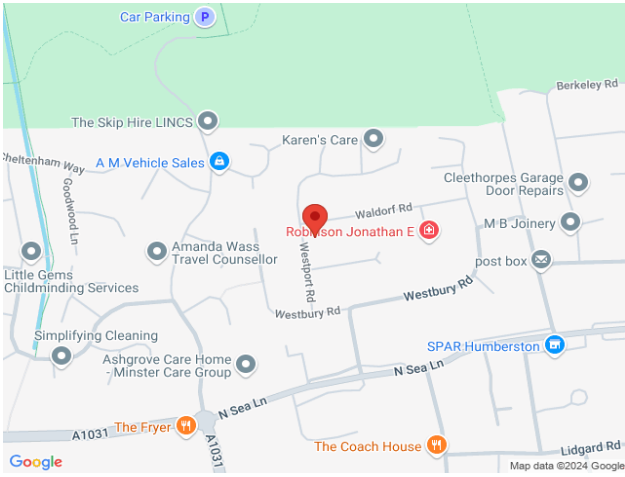
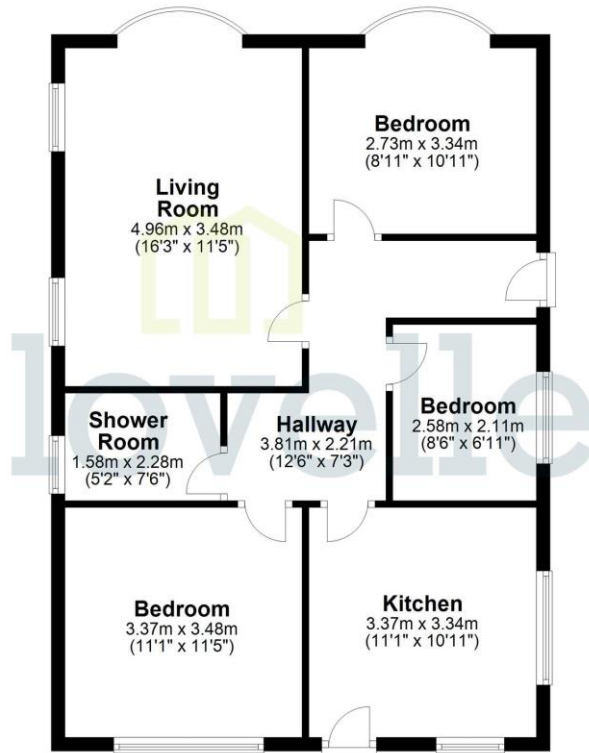
Agents Note

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.





Floor Plan



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