

Buy. Sell. Rent. Let.



Whites Road, Cleethorpes



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When it comes to
property it must be


lovelle



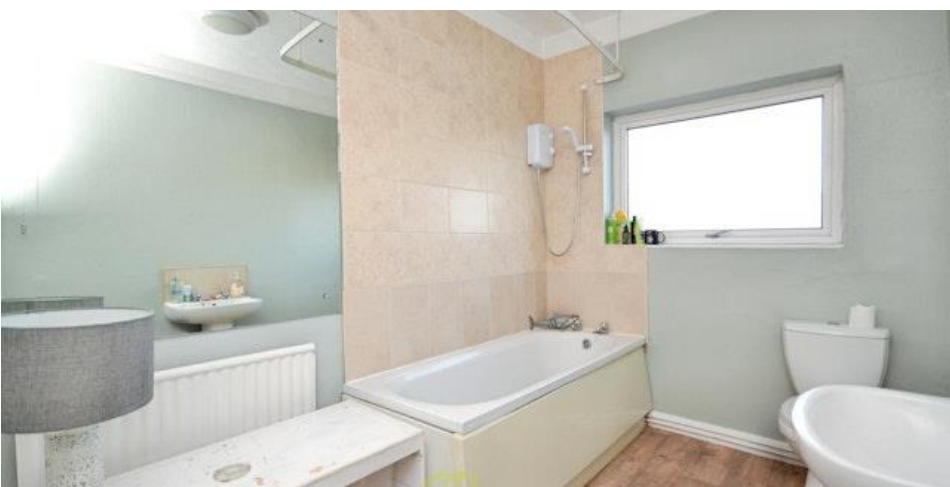
£110,000



Tenant-ready mid-terrace house off Taylors Avenue offering an attractive 7.09% yield, close to the seafront with updated decor, two bedrooms and front and rear gardens.

Key Features

- Sold with tenant in situ achieving £650 pcm (7.09% yield)
- Sought-after location off Taylors Avenue, near the seafront
- Spacious lounge and separate dining room
- Modern fitted kitchen
- One double bedroom, one single bedroom, and a family bathroom
- Front and rear gardens providing outdoor space
- EPC rating E
- Tenure: Freehold



A well-presented mid-terraced home situated just off Taylors Avenue in Cleethorpes, within easy reach of the Seafront, shops and everyday amenities.

The property is offered to the market with a tenant in situ, currently paying £650 per calendar month, providing an attractive yield of 7.09, making it an ideal ready-made investment opportunity. Benefitting from gas central heating, uPVC double glazing and front and rear gardens.

The accommodation briefly comprises an entrance porch, a spacious lounge, a separate dining room, and a modern fitted kitchen. To the first floor, there is a well-proportioned double bedroom, a comfortable single bedroom, and a contemporary family bathroom. Externally, the property enjoys front and rear gardens.

Entrance Porch

Living Room

4.18m x 3.54m (13'8" x 11'7")

Dining Room

3.53m x 3.48m (11'7" x 11'5")

Kitchen

3.72m x 3.17m (12'2" x 10'5")

Bedroom

3.54m x 3.46m (11'7" x 11'5")

Bedroom

2.53m x 2.56m (8'4" x 8'5")

Bathroom

3.51m x 1.99m (11'6" x 6'6")

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.

Broadband

Standard- 16 Mbps (download speed), 1 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed). Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed)

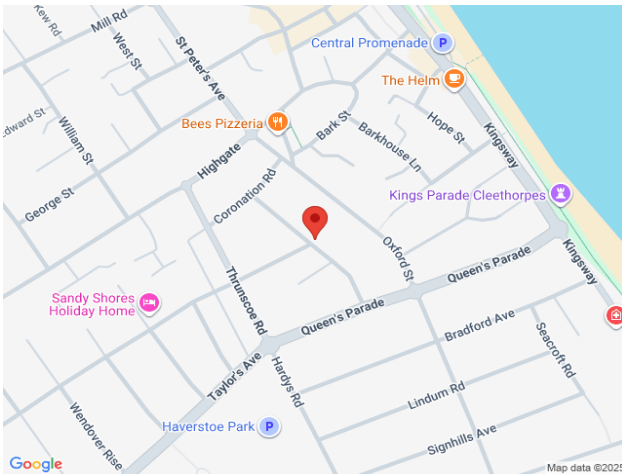
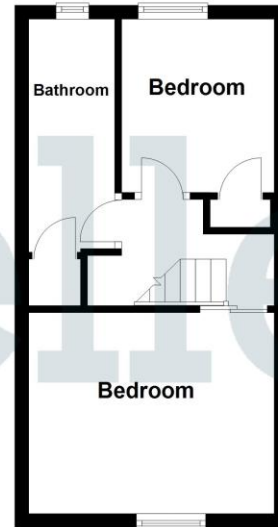
Agents Note

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Ground Floor



First Floor



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

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