

Buy. Sell. Rent. Let.



Eskham Close, Cleethorpes



it must be

  
lovelle



£160,000



Welcome to this two-bedroom semi-detached property, a perfect opportunity for first-time buyers or investors. Positioned just off Chichester Road, this delightful home is conveniently located within just a short distance of Signhills Academy, local shops, Cleethorpes Country Park, and the picturesque Cleethorpes seafront.

### Key Features

- NO FORWARD CHAIN
- Sought After Location
- Semi-Detached House
- Lounge
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Off Road Parking
- Large Plot
- EPC rating D & Tenure: Freehold



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Set on a generous corner plot, with no onward chain currently occupied soon to be vacant, gas central heating, and UPVC double glazing, this home is a turnkey delight waiting for its new occupants.

Upon entering, you'll find an inviting lounge, featuring an open-plan staircase to the first floor. At the front of the property there is a kitchen diner.

Venturing upstairs, you'll discover two good size bedrooms, accompanied by a bathroom. The outside area boasts both front and rear gardens, providing ample outdoor space for your enjoyment. Additionally, off road parking is available making parking a breeze.

Viewing comes highly recommended!

## Entrance Hall

## Open Plan Living Dining

## Kitchen

## Landing

## Bedroom

## Bedroom

## Bathroom

## 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.

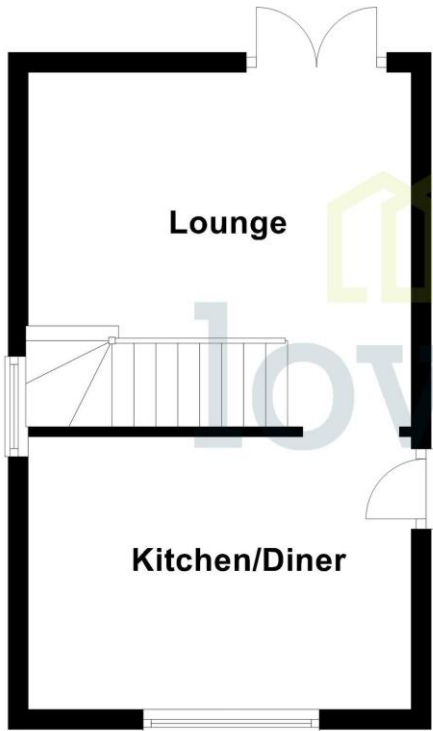
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

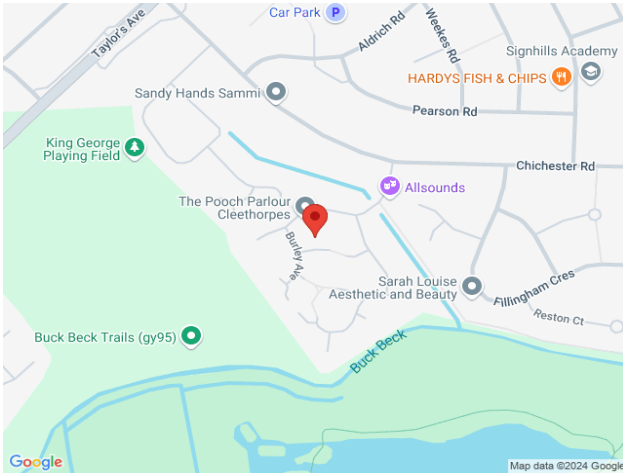
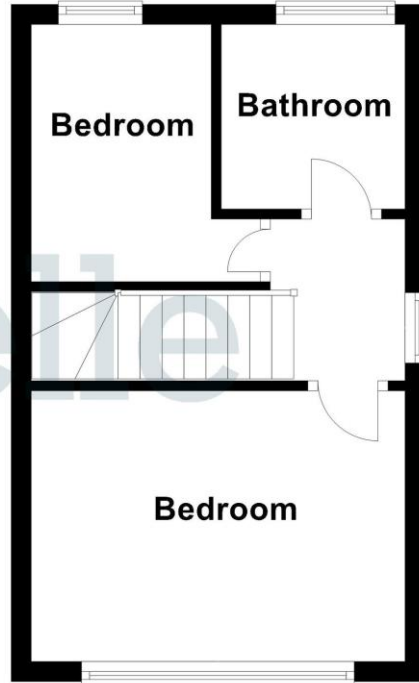




## Ground Floor



## First Floor



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

When it comes to **property**  
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