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PROPERTY FOR SALE
12 ESKHAM CLOSE, CLEETHORPES

PURCHASE PRICE £139,950- SOLD WITH TENANT IN SITU



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£139,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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12 ESKHAM CLOSE, CLEETHORPES

BUY TO LET INVESTMENT OPPORTUNITY: SOLD WITH TENANT IN SITU
Nestled in the desirable Eskham Close, Cleethorpes, this two-bedroom semi-detached house presents an appealing proposition for investors. The property benefits from a well-established tenancy, offering the potential for rental income from completion. Furthermore, it is situated in a prime location, just a stone's throw from the picturesque seafront, making it an attractive choice for investors.

Upon entering, you are welcomed by an entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen/diner provides a functional space for family meals and gatherings. Upstairs, you will find two comfortable bedrooms, complemented by a modern bathroom that caters to all your needs.

This home is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. The property also benefits from ample off-road parking for up to three vehicles, a rare find in such a sought-after area. The front and rear gardens offer delightful outdoor spaces for leisure and enjoyment, enhancing the overall appeal of this lovely residence.

In summary, this property offers an ideal opportunity for both established landlords and first-time property investors with the benefit of a well-established tenancy. For further information regarding the current rental income and tenancy details, please contact the selling agent.

ENTRANCE PORCH
Through a u.PVC double glazed door into the porch with a built in cupboard, a light to the ceiling and door to the lounge.

LOUNGE
15'10 x 11'6 (4.83m x 3.51m)
The lounge is to the front of the property with a u.PVC double glazed window, two central heating radiators, a cream fire surround, three wall lights, a light and coving to the ceiling.



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LOUNGE



KITCHEN/BREAKFAST ROOM

9'9 x 11'6 (2.97m x 3.51m)

With cream wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel round sink and drainer with a chrome mixer tap. Am integral electric oven, a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, a light and loft access to the ceiling.

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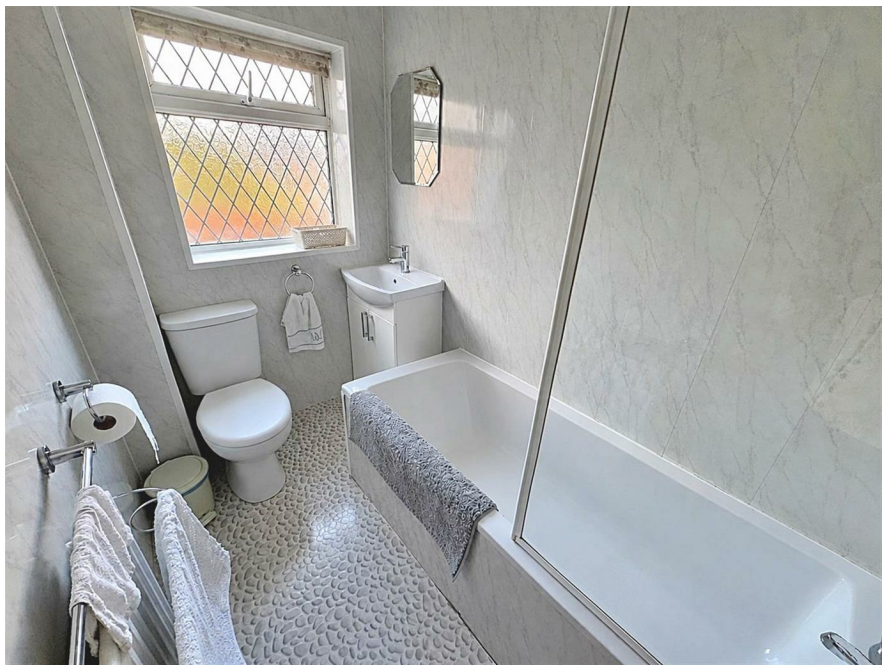
BEDROOM 1
9'9 x 11'6 (2.97m x 3.51m)
The double bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 1

BEDROOM 2
11'0 x 6'5 (3.35m x 1.96m)
With a u.PVC double glazed window to the front, built in wardrobes and a cupboard, a central heating radiator and a light to the ceiling.

BATHROOM
7'9 x 4'10 (2.36m x 1.47m)
With a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, PVC boarding to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



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OUTSIDE

The front garden is open and is mainly laid to lawn with established trees and bushes. A concrete drive providing ample off road parking.

The rear garden has a fenced boundary and is laid to lawn with a patio area and a timber shed.



OUTSIDE



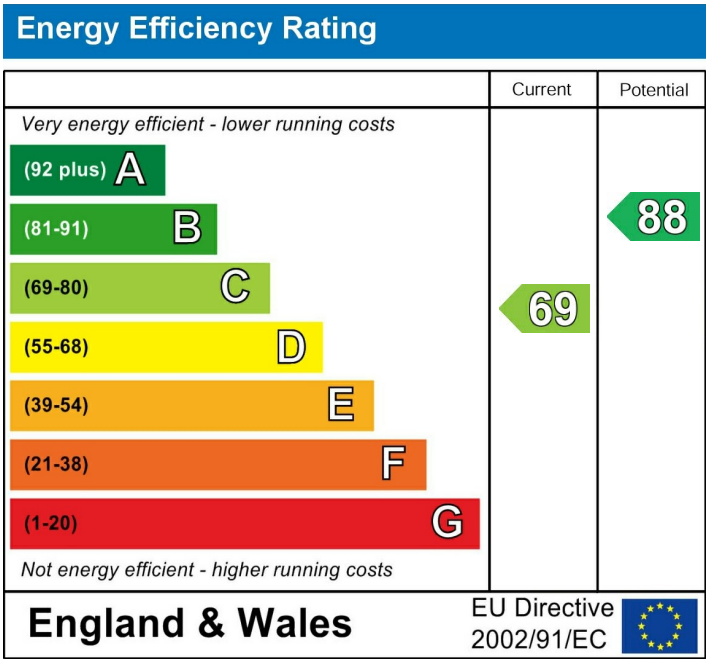
GROUND FLOOR

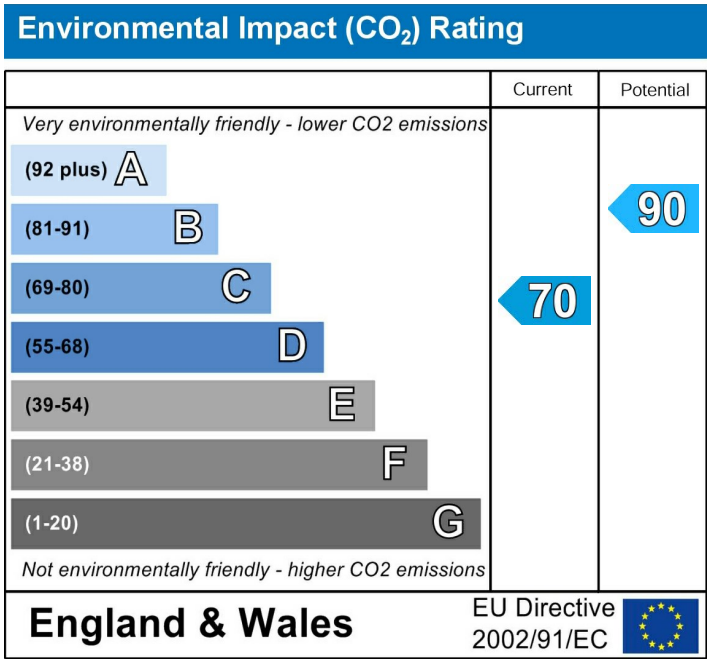
1ST FLOOR

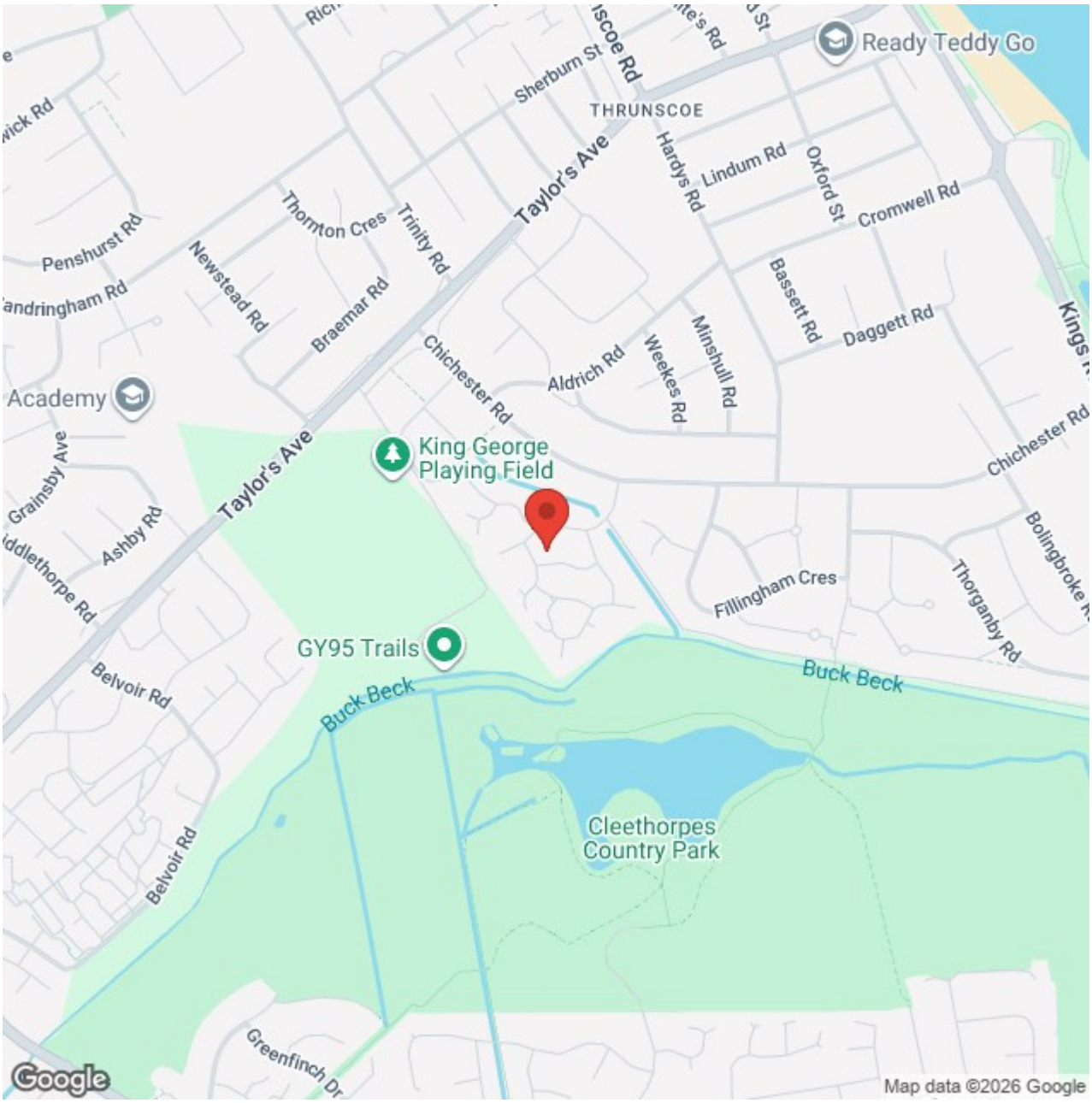


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
70
90
England & Wales
EU Directive 2002/91/EC


Ready Teddy Go
THRUNSCOE
Sherburn St
Taylor's Ave
Hardys Rd
Lindum Rd
Oxford St
Cromwell Rd
Thornton Cres
Trinity Rd
Penshurst Rd
Newstead Rd
Braemar Rd
Bassett Rd
Daggett Rd
Chichester Rd
Aldrich Rd
Weekes Rd
Minshull Rd
Academy
King George Playing Field
Grainsby Ave
Ashby Rd
Fillingham Cres
Thorganby Rd
Bolingbroke
GY95 Trails
Belvoir Rd
Buck Beck
Cleethorpes Country Park
Greenfinch Dr
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ADDITIONAL NOTES

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They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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