



112 Lovett Street Cleethorpes, North East Lincolnshire DN35 7ED

Offered for sale with NO FORWARD CHAIN this three bedroom mid terrace property in need of full modernisation, located in the popular residential area of Cleethorpes. The property requires a FULL MODERNISATION however benefits from gas central heating to the ground floor and uPVC double glazing with the accommodation comprising of; Entrance porch, hallway, lounge, rear sitting room, dining room, kitchen, ground floor bathroom and to the first floor three good sized bedrooms. Having front and rear gardens. Ideal investment opportunity.

Offers Over £45,000

- ATTENTION ALL INVESTORS
- THREE BEDROOM MID TERRACE
- FULL REFURBISHMENT NEEDED
- KITCHEN
- DINING ROOM
- TWO RECEPTION ROOMS
- BATHROOM (GROUND FLOOR)
- FRONT & REAR GARDENS
- uPVC DOUBLE GLAZED
- NO CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC door into porch with further glazed wooden door leading to the hallway.

HALLWAY

Having stairs leading to the first floor and radiator.



LOUNGE

13'8" x 9'7" (4.18 x 2.93)

Having a walk in uPVC double glazed bay window to the front aspect, coved ceiling, radiator and original tiled fireplace. Double doors leading to the rear sitting room.



REAR SITTING ROOM

12'11" x 10'1" (3.95 x 3.09)

Having a uPVC double glazed window to the rear, radiator and original tiled fireplace.



DINING ROOM

10'2" x 7'11" (3.11 x 2.42)

Having a uPVC double glazed window to the side aspect, radiator and wall mounted boiler.



KITCHEN

8'8" x 7'6" (2.65 x 2.30)

Benfitting from a range of wall and base units with a stainless steel sink, uPVC double glazed door and window to the side aspect.



BATHROOM (GROUND FLOOR)

8'4" x 4'9" (2.56 x 1.46)

Fitted with a three piece suite and a uPVC double glazed door to the rear.

FIRST FLOOR

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FIRST FLOOR LANDING

Enclosed bannister with original built in linen cupboard.



BEDROOM ONE

13'1" x 11'3" (4.01 x 3.44)

First double bedroom with a uPVC double glazed window to the front aspect and original cast iron fire grate.



BEDROOM TWO

12'5" x 7'9" (3.79 x 2.38)

Second double bedroom with a uPVC to the rear.



BEDROOM THREE

9'7" x 7'11" (2.93 x 2.42)

Third double bedroom with uPVC double glazed window to the rear and airing cupboard.



OUTSIDE

THE GARDEN

Walled garden to the front aspect and fenced rear garden.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.