



**12 Claymore Close, Cleethorpes, North East Lincolnshire, DN35 8EN**  
**£80,000**

## Key Features:

- Ground Floor Flat
- Popular Cleethorpes Location
- Short Walk to the Seafront and Town Centre
- Spacious Living Room, Kitchen
- Two Double Bedrooms and Wet Room
- Versatile Second Bedroom/Dining Room
- Low Maintenance Rear Garden
- Single Garage (within nearby block)
- No Forward Chain

Located in a popular area of Cleethorpes, found just off Fairview Avenue, this two bedroom ground floor flat is ideally positioned within a short walk of the town centre and seafront.

Well maintained, the accommodation comprises an entrance porch, living room, kitchen, and an inner hallway leading to two double bedrooms and a wet room/WC. One of the bedrooms offers versatility and could alternatively be used as a dining room. Outside, the property benefits from a low maintenance paved rear garden. (Please note the front driveway is required by the first floor flat). A single garage is included, situated within a nearby block. Offered for sale with no forward chain.



## LIVING ROOM

14'11" x 10'10" (4.55 x 3.31)

With a front aspect window, and fireplace incorporating an electric fire.

## KITCHEN

8'9" x 7'2" (2.67 x 2.20)

Fitted with modern cream gloss units, worktops inset with a stainless-steel sink, built-in oven, induction hob with extractor over, and space for further appliances. Rear aspect window, and access to the rear garden.

## BEDROOM 1

11'11" x 8'7" (3.64 x 2.63)

To front aspect, with two built-in wardrobes.

## BEDROOM 2/ DINING ROOM

9'7" x 8'7" (2.94 x 2.63)

To rear aspect, with two built-in wardrobes - one housing the 'Ideal' GCH boiler.

## WET ROOM

6'5" x 5'0" (1.98 x 1.54)

With shower, wash basin, WC, and heated towel rail. Tiled walls and non-slip flooring.

## COUNCIL TAX

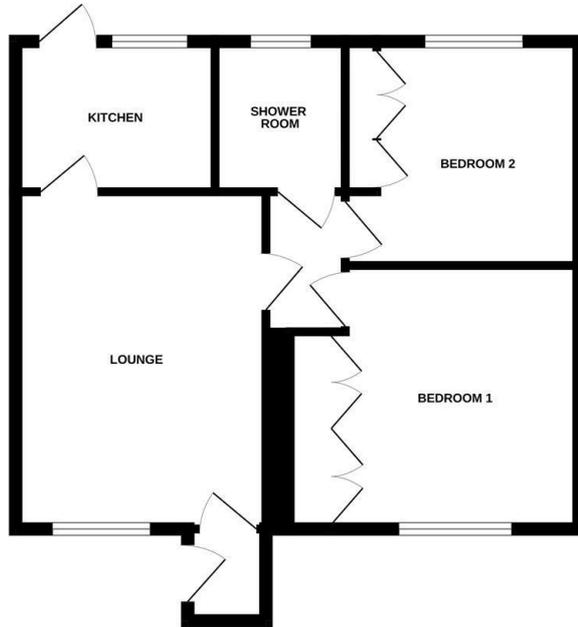
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## TENURE

LEASEHOLD- 44years remaining  
£10 Ground Rent per year



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

