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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
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PROPERTY FOR SALE
38 ROBSON ROAD, CLEETHORPES

PURCHASE PRICE £225,400 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£225,400
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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38 ROBSON ROAD, CLEETHORPES

Nestled on Robson Road in the charming coastal town of Cleethorpes, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and a modern four-piece bathroom, this property is perfect for families or those seeking a spacious home.

Upon entering, you are welcomed by an inviting entrance hall that leads to a bright lounge featuring a lovely walk-in bay window, allowing natural light to flood the space. The cosy sitting room, ideal for relaxation or entertaining guests and the fitted kitchen opens seamlessly into a spacious conservatory, creating a wonderful area for dining or enjoying the garden views. A convenient WC completes the ground floor layout.

The first floor boasts two generous double bedrooms, both equipped with fitted wardrobes, providing ample storage, a single bedroom and a spacious modern four-piece bathroom. The loft space has been thoughtfully boarded and insulated, featuring a roof window and a central heating radiator, offering potential for further development or additional storage.

Outside, the property features low maintenance gardens, perfect for those who prefer to spend their time enjoying the surroundings rather than tending to extensive landscaping. A detached garage and off-road parking for two vehicles add to the practicality of this lovely home.

With double glazing and gas central heating throughout, this property is truly turnkey ready. Located close to local amenities, schools, and just a short stroll from the seafront, this semi-detached house is an excellent opportunity for anyone looking to embrace the coastal lifestyle in Cleethorpes.

FRONT

38 ROBSON ROAD, CLEETHORPES

ENTRANCE HALL

Through a centralised composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, Amtico flooring and a light to the ceiling.

LOUNGE

14'11 x 10'3 (4.55m x 3.12m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, Amtico flooring, a light, coving and ceiling rose to the ceiling.

KITCHEN

14'0 x 6'5 (4.27m x 1.96m)

With a range of Oak wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. A housed electric double oven, a gas hob with a stainless steel extractor fan above, plumbing for a washing machine and housing for a fridge/freezer. A u.PVC double glazed window, tiled splash backs, a central heating radiator, Amtico flooring and spotlights to the ceiling.

KITCHEN

38 ROBSON ROAD, CLEETHORPES

SITTING ROOM

16'10 x 10'7 (5.13m x 3.23m)

With a wooden fire surround, a black back and hearth with a coal effect gas fire. A central heating radiator, a built in cupboard, Amtico flooring, wall lights and coving to the ceiling.

SITTING ROOM

CONSERVATORY

17'4 x 8'7 (5.28m x 2.62m)

With u.PVC double glazed windows and u.PVC double glazed French doors, two roof lights, a central heating radiator, Amtico flooring and spotlights to the ceiling.

WC

5'7 x 2'6 (1.70m x 0.76m)

With a u.PVC double glazed window, a toilet, a wall mounted vanity sink unit with a chrome mixer tap. A central heating radiator, a tiled floor and a light to the ceiling.

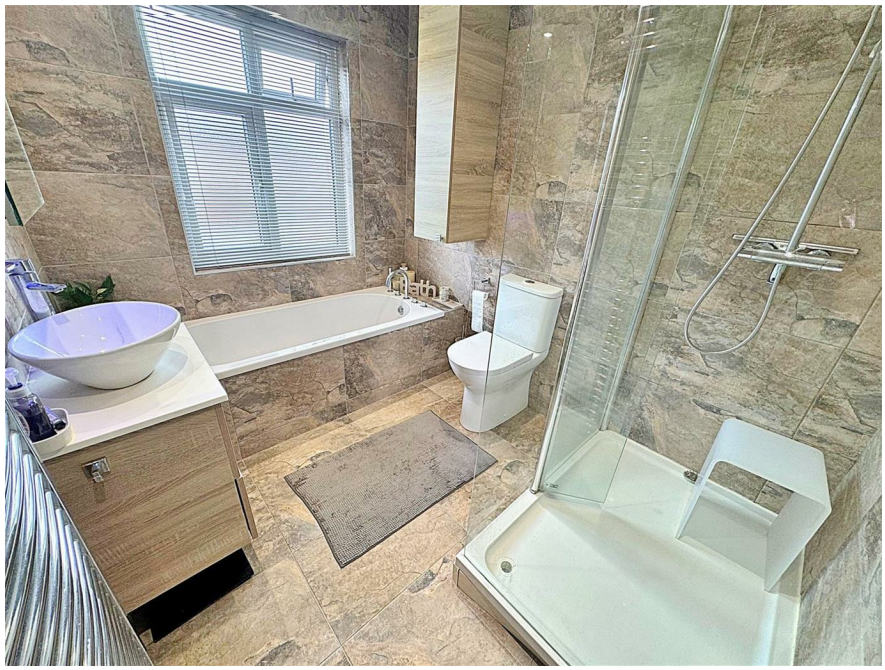
LANDING

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

BATHROOM

8'7 x 6'6 (2.62m x 1.98m)

The stylish bathroom is beautifully appointed with a panelled bath featuring a chrome mixer shower tap, a contemporary vanity unit incorporating a wash hand basin with chrome mixer tap, WC, and a separate shower enclosure with a plumbed shower. Finished to an excellent standard, the room benefits from fully tiled walls and flooring, a chrome ladder-style heated towel radiator, LED illuminated mirror, wall-mounted storage unit, recessed ceiling spotlights, and a u.PVC double glazed window providing natural light.



BEDROOM 1

11'0 x 9'6 (to wardrobes) (3.35m x 2.90m (to wardrobes))

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes with sliding doors, a central heating radiator, a light and coving to the ceiling.

BEDROOM 1

BEDROOM 2

8'8(to wardrobes) x 11'8 (2.64m(to wardrobes) x 3.56m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes and over head cupboards, a central heating radiator and a light to the ceiling.

BEDROOM 3

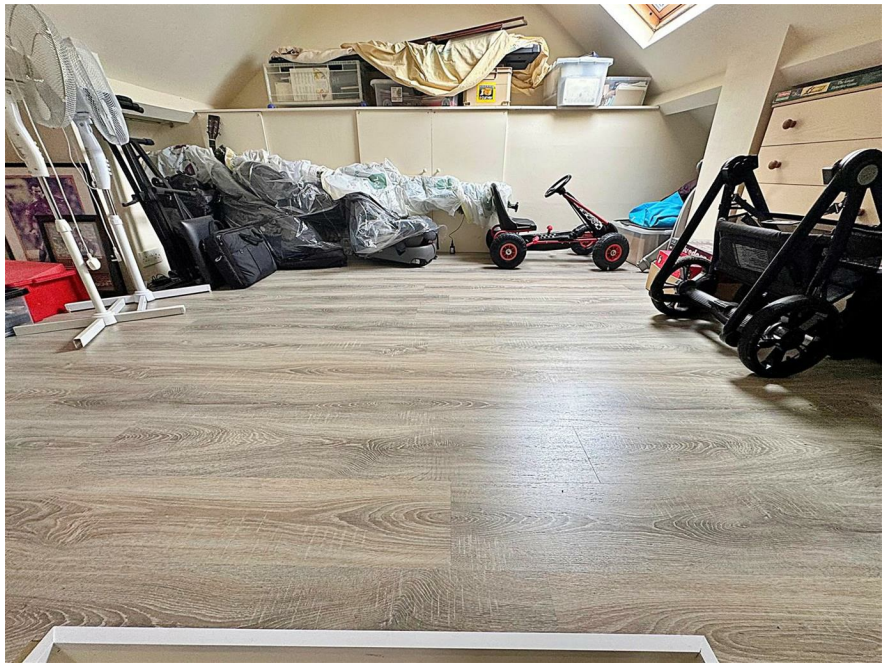
6'1 x 5'5 (1.85m x 1.65m)

With a u.PVC double glazed window, a boxed in wall mounted central heating boiler, a central heating radiator, laminate to the floor and a light to the ceiling.

LOFT

12'1 x 15'10 (3.68m x 4.83m)

The loft has been fully boarded and insulated with a roof window, a central heating radiator, laminate to the floor and a light to the ceiling.



GARAGE

18'0 x 9'8 (5.49m x 2.95m)

Detached brick garage with an electric door, light and power within.

OUTSIDE

To the front, the property enjoys an attractive walled boundary with elegant wrought iron gates, enclosing a low-maintenance block-paved garden that provides both practicality and kerb appeal. Double gates offer convenient access through to the rear garden.

The enclosed rear garden benefits from a combination of walled and fenced boundaries, creating a private outdoor space ideal for relaxing and entertaining. Designed for ease of upkeep, the garden features a mixture of concrete and block paving with decorative block-paved edging, complemented by raised planting borders. Further benefits include an external power supply and outside tap.

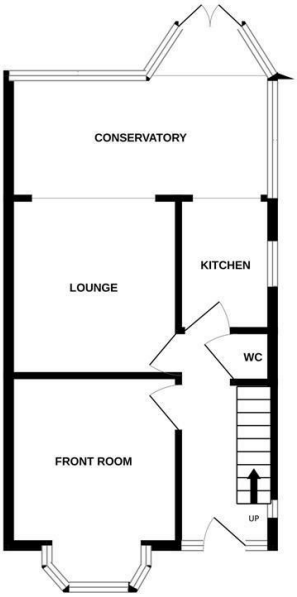
38 ROBSON ROAD, CLEETHORPES

OUTSIDE

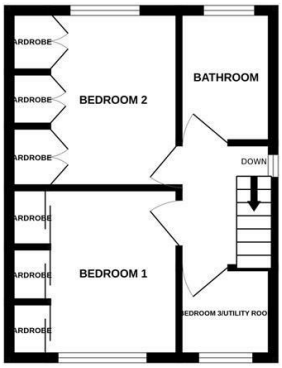
OUTSIDE

FRONT GARDEN

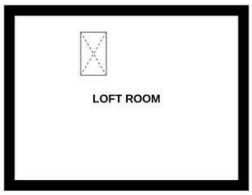
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

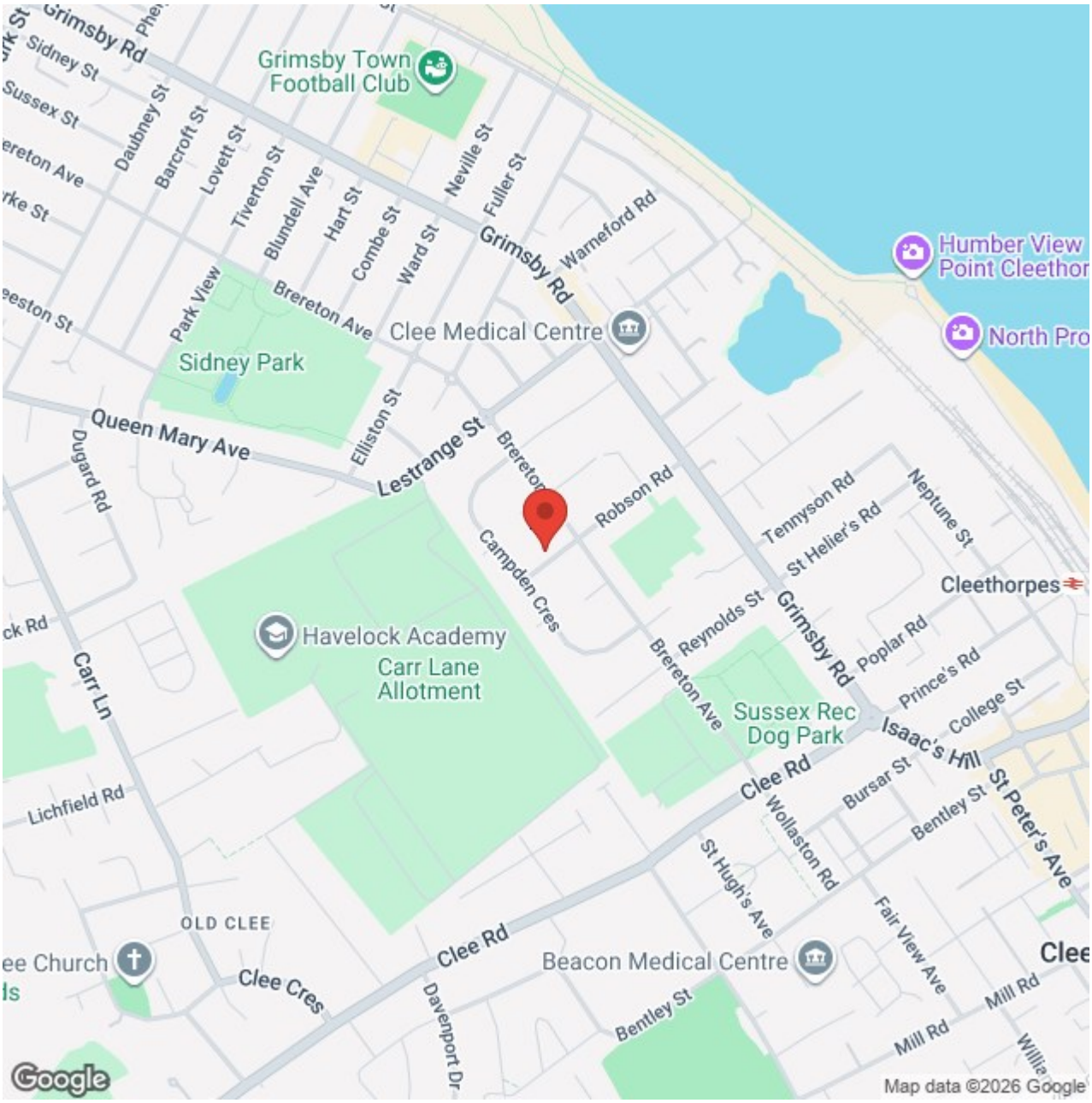
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower 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		

England & Wales EU Directive 2002/91/EC



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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