



## 49 Fairview Avenue Cleethorpes, North East Lincolnshire DN35 8DH

We are delighted to offer for sale this TWO BEDROOM MID TERRACE PROPERTY located in central Cleethorpes within easy access of St Peters Avenue and a short commute to the Sea Front. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of:- entrance porch, lounge, kitchen, downstairs bathroom and two double bedrooms to the first floor. Having a front and rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £87,500**

- IDEAL INVESTMENT OR FIRST TIME BUY
- CENTRAL CLEETHORPES
- MID TERRACE HOUSE
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- NO FORWARD CHAIN



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC double glazed door into the entrance porch area.

#### LOUNGE

14'9" x 12'1" (4.5 x 3.7)

Having a uPVC double glazed window to front, a white fire surround housing the coal effect gas fire and radiator.



#### KITCHEN

12'2" x 10'2" (3.71 x 3.11)

The kitchen diner benefits from a range of cream wall and base units with contrasting worksurfaces incorporating a resin sink and drainer, built in oven and gas hob with extractor unit over and ample room for further appliances. Finished with vinyl flooring, large storage cupboard, uPVC double glazed door to the rear and wooden glazed door leading to the ground floor bathroom.



#### KITCHEN



#### BATHROOM

10'0" x 4'4" (3.07 x 1.34)

Benefitting from a white three piece suite comprising of; Bath with shower, pedestal hand wash basin and low flush wc. Finished with vinyl flooring, part tiled walls, radiator and uPVC double glazed window to the rear.



## FIRST FLOOR

### BEDROOM ONE

12'2" x 11'1" (3.73 x 3.4)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator and a built in cupboard for storage.



### BEDROOM ONE



### BEDROOM TWO

12'2" x 9'4" (3.73 x 2.87)

The second double bedroom is to the rear with a uPVC double glazed window, carpeted flooring, radiator and additional cupboards concealing the boiler and providing extra storage.



### BEDROOM TWO



## OUTSIDE

## GARDENS

The property stands with a low maintenance front garden with walled boundary and to the rear an enclosed garden with lawn, paved patio, fenced boundaries and rear access gate leading to the secure passage way.



## GARDENS



## GARDENS



## 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.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

## VIEWING ARRANGEMENTS

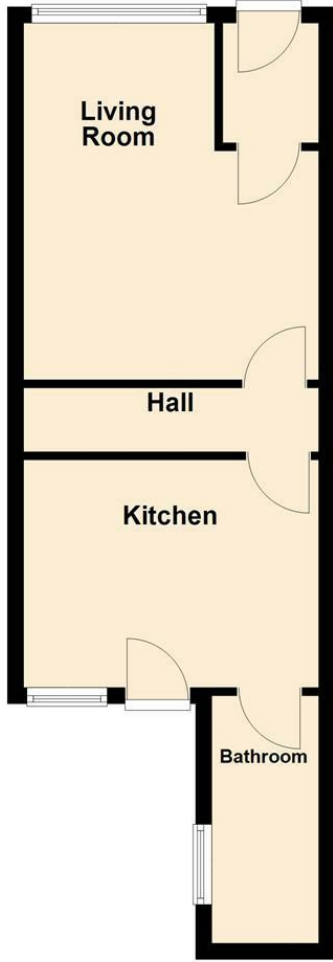
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

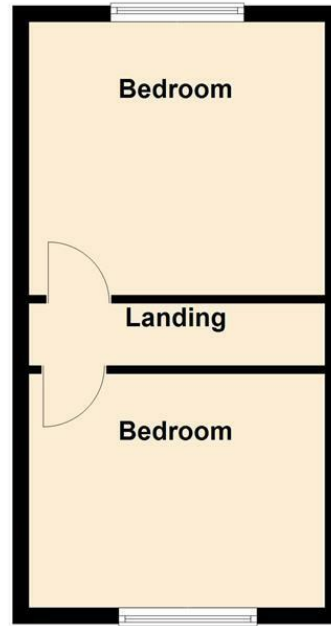
### Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



### First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's employment 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.