



35 Combe Street, Cleethorpes, DN35 7RE
£80,000

Key Features:

- Mid Terrace Property
- Refurbishment Opportunity
- Popular Area Close to the Seafront
- Three Double Bedrooms
- Spacious Lounge/Dining Room
- Ground Floor Bathroom
- No Forward Chain

Offering good sized accommodation and excellent scope for improvement, this three bedroom mid terrace home presents an ideal opportunity for buyers looking to create a home to their own tastes and requirements. With three double bedrooms and well proportioned living space, the property is likely to appeal to first time buyers, families and investors alike.

Situated in this established and convenient area of Cleethorpes, the property lies close to local amenities, schools, and transport links, while the seafront and promenade are just a short distance away.

The accommodation comprises an entrance hall, a through lounge/dining room, kitchen, and a rear entrance lobby leading to the ground floor bathroom beyond. To the first floor are three bedrooms providing comfortable and versatile space.

Externally the property benefits from gardens to the front and rear. Offered for sale with no forward chain.



LOUNGE/DINING ROOM
26'1" x 10'3" (7.97 x 3.14)

KITCHEN
12'10" x 7'8" (3.92 x 2.34)

BATHROOM
12'8" x 7'8" (3.87 x 2.36)

FIRST FLOOR

BEDROOM 1
13'1" x 11'6" (4.01 x 3.51)

BEDROOM 2
12'7" x 7'8" (3.85 x 2.35)

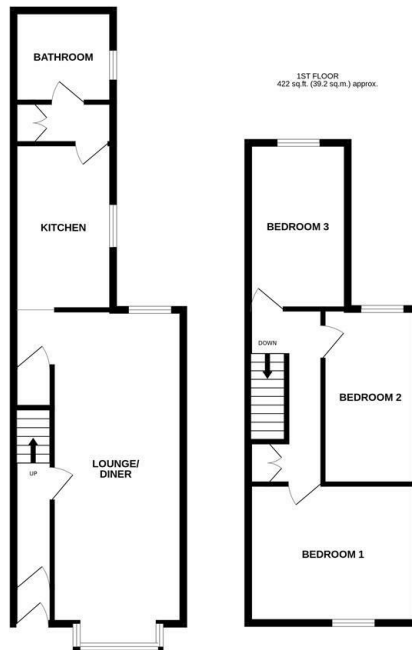
BEDROOM 3
11'8" x 7'8" (3.58 x 2.36)

TENURE
FREEHOLD

COUNCIL TAX BAND
A

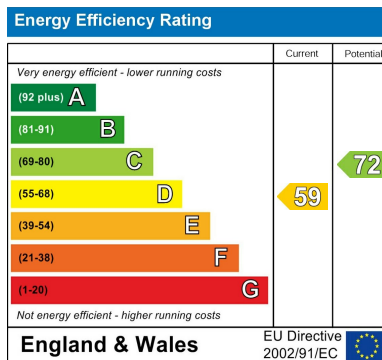


GROUND FLOOR
554 sq ft (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

While 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.
Made with Floorplan Clouds.



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