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PROPERTY FOR SALE
134 SANDRINGHAM ROAD, CLEETHORPES

PURCHASE PRICE £164,950- NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£164,950
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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134 SANDRINGHAM ROAD, CLEETHORPES

Nestled on Sandringham Road in the charming coastal town of Cleethorpes, this delightful end terrace house presents an excellent opportunity for families and individuals alike. Offered for sale with no chain, this extended property boasts a prime location, just a short stroll from the seafront and conveniently close to local amenities and schools.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation. The property features a bright conservatory that invites natural light, creating a warm and inviting atmosphere. The kitchen/breakfast room is well-appointed, complete with a dining/study area and an adjoining utility room, making it ideal for both cooking and entertaining. Additionally, there is a versatile dining room that can easily serve as a fourth bedroom, catering to your needs.

On the first floor, you will find a good size master bedroom, alongside a second double bedroom that connects to a smaller single bedroom, which can be used as a dressing room or study. The bathroom is conveniently located to serve the upper level.

This home is equipped with double glazing and gas central heating, ensuring comfort throughout the year. The property also benefits from off-road parking for up to three vehicles at the front, a valuable asset in this area. The larger than average rear garden is a true highlight, meticulously maintained and featuring a charming timber summer house, perfect for enjoying the outdoors.

In summary, this extended end terrace house on Sandringham Road offers a wonderful blend of space, comfort, and convenience, making it an ideal choice for your next home.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, a tiled floor and a light to the ceiling.



134 SANDRINGHAM ROAD, CLEETHORPES

LOUNGE

13'0 x 11'11 (3.96m x 3.63m)

The lounge with a white painted fire surround, a marble effect back and hearth and a coal effect gas fire. A central heating radiator, vinyl to the floor, a light and coving to the ceiling.



LOUNGE



134 SANDRINGHAM ROAD, CLEETHORPES

CONSERVATORY

10'4 x 10'0 (3.15m x 3.05m)

The conservatory with u.PVC double glazed French doors and u.PVC double glazed windows to three sides. A central heating radiator and vinyl to the floor.



CONSERVATORY



134 SANDRINGHAM ROAD, CLEETHORPES

KITCHEN/BREAKFAST ROOM

19'10 x 9'9 (6.05m x 2.97m)

With a range of wall and base units, contrasting work surfaces incorporating a white Belfast sink with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window to the front and a u.PVC double glazed door to the rear, a central heating radiator, laminate to the floor and three lights to the ceiling.



KITCHEN/BREAKFAST ROOM



DINING ROOM/BEDROOM 4
8'4 x 9'0 (2.54m x 2.74m)
With a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



UTILITY ROOM
5'2 x 3'10 (1.57m x 1.17m)
With a u.PVC double glazed window, plumbing for a washing machine, space for a tumble dryer and a wall mounted central heating boiler. Laminate to the floor and a light to the ceiling.

DINING/STUDY AREA
6'6 x 5'2 (1.98m x 1.57m)
With a u.PVC double glazed window, laminate to the floor and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation with a u.PVC double glazed window, a central heating radiator, a light and loft access to the ceiling.



BATHROOM

5'8 max x 7'11 (1.73m max x 2.41m)

The bathroom comprising of a panelled bath, a chrome mixer tap and a plumbed shower, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 1

13'0 x 12'0 (3.96m x 3.66m)

This double bedroom is to the rear of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard, vinyl to the floor and a light to the ceiling.



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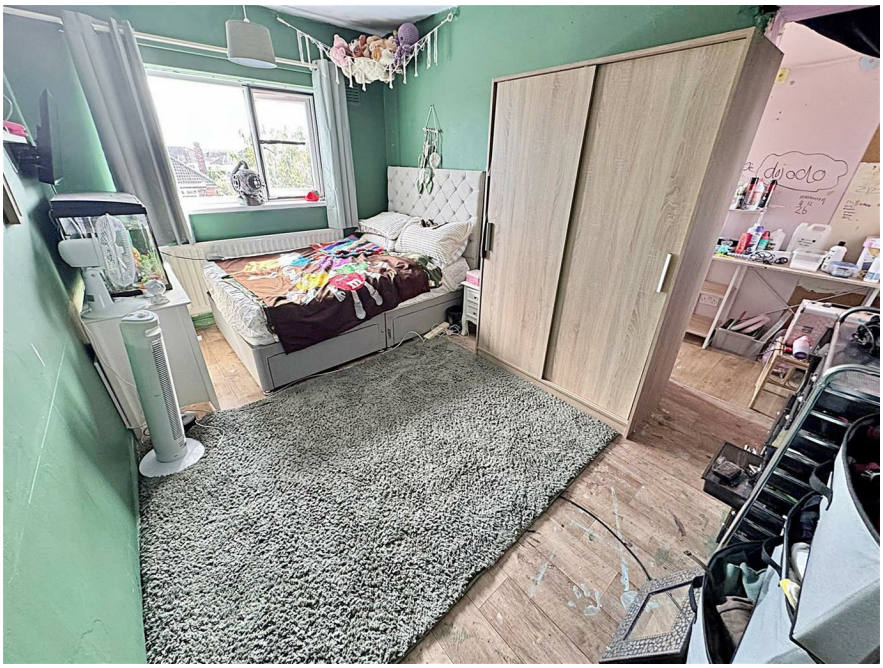
BEDROOM 1



BEDROOM 2

13'0 x 8'3 (3.96m x 2.51m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling. Access to bedroom 3.



BEDROOM 3

12'7 x 3'10 (3.84m x 1.17m)

This single bedroom with dual aspect windows, a central heating radiator, vinyl to the floor and a light to the ceiling.

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OUTSIDE

The front garden has a fenced boundary to either side and is laid to block-paving for ease of maintenance and parking.

The larger than average rear garden has a fenced boundary and is mainly laid to lawn with established plants, shrubs and trees. Two patio areas, a timber shed and a timber summer house measuring - 7'5 x 9'0.



OUTSIDE



134 SANDRINGHAM ROAD, CLEETHORPES

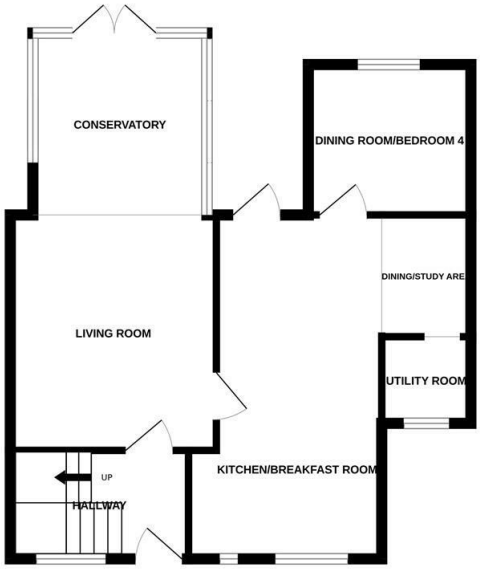
OUTSIDE



OUTSIDE



GROUND FLOOR



1ST FLOOR



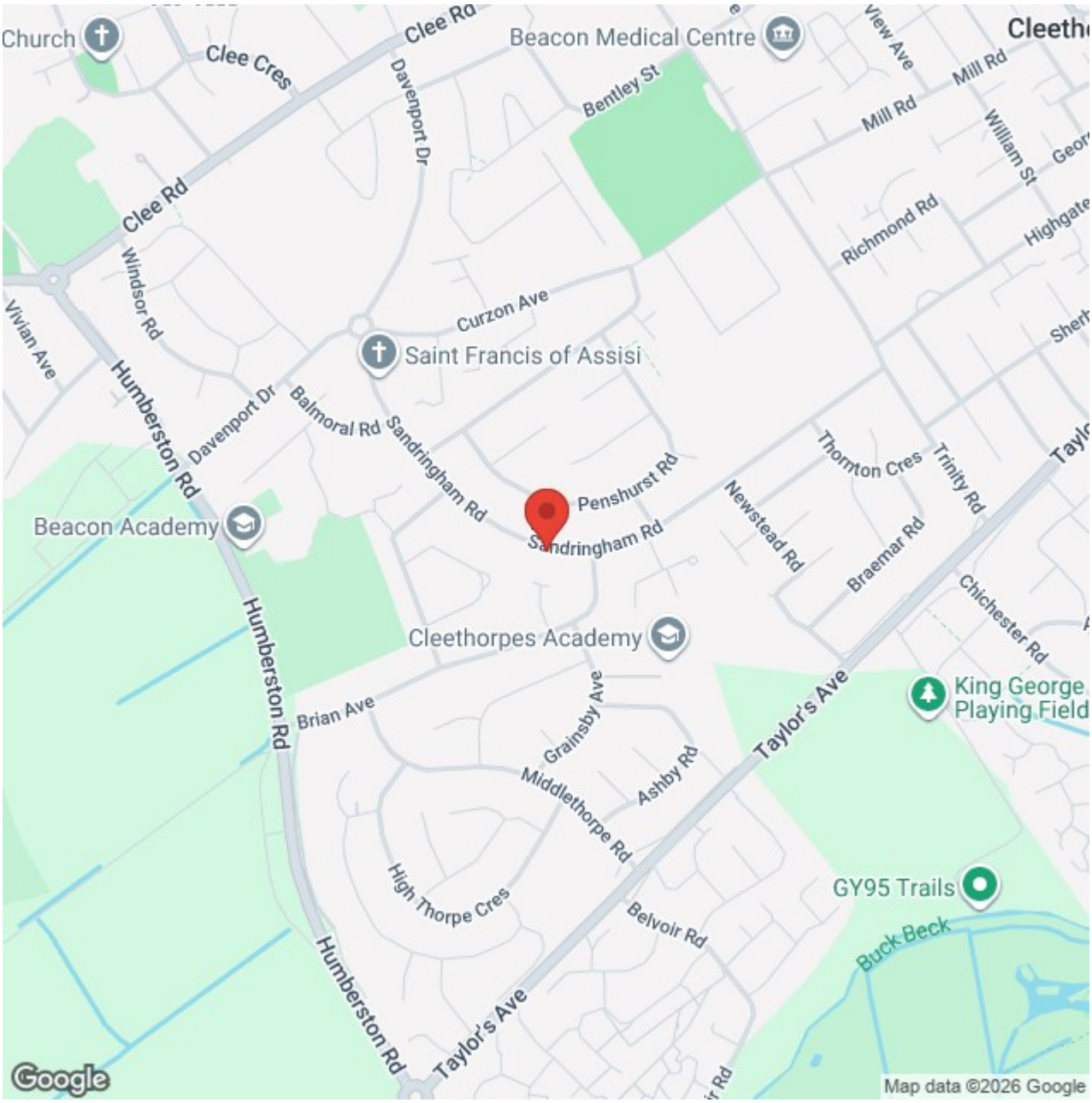
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	69	73
(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 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

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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We offer a letting/management service:-
Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% Inclusive of VAT (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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