



## 26 Berkeley Road Cleethorpes, North East Lincolnshire DN35 0NX

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated with in the popular residential area just off North Sea Lane close to all local amenities, good bus routes and Cleethorpes sea front. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen diner, large conservatory, lounge, three bedrooms and shower room. Having low maintenance gardens with low walled boundaries to the front and driveway for off road parking leading to the detached garage and private low maintenance rear garden with timber shed. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £260,000**

- HIGHLY REGARDED LOCATION OF CLEETHORPES
- DETACHED BUNGALOW
- KITCHEN DINER
- CONSERVATORY
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- OFF ROAD PARKING AND DETACHED GARAGE
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed to the front of the property via a composite door.



## HALLWAY

The welcoming hallway has coving to the ceiling, wood effect laminate flooring, radiator and built in storage cupboard housing the wall mounted boiler.



## KITCHEN DINER

18'9" x 9'8" (5.73 x 2.97)

The kitchen benefits from a range of cream fronted wall and base units with contrasting wood effect work surfaces with matching splash backs incorporating a sink and drainer, gas hob with extractor hood above and electric fan assisted oven beneath, integrated dishwasher and ample space for a free standing fridge freezer, automatic washing machine and tumble dryer. Matching fitted table to the work surfaces. Finished with coving to the ceiling, down lights, tiled flooring, two uPVC double glazed window and composite door leading to the rear garden. uPVC double glazed French doors leading into the conservatory.



## KITCHEN DINER



## KITCHEN DINER



## CONSERVATORY

20'7" x 12'10" (6.28 x 3.92)

The large conservatory is brick back with uPVC double glazing above with a uPVC door leading to the rear garden. Finished with tiled flooring and radiator.



## LOUNGE

18'0" x 11'6" (5.51 x 3.51)

The lounge has a uPVC double glazed bay window to the front aspect with two further light windows to the side aspect. finished with coving to the ceiling, carpeted flooring, radiator and feature fireplace with wood surround, marble effect back and hearth with gas fire.



## LOUNGE



## LOUNGE



## BEDROOM ONE

12'2" x 11'0" (3.72 x 3.36)

The largest of the three bedrooms is to the front aspect with a uPVC double glazed window with blinds fitted, coving to the ceiling, carpeted flooring, radiator. Having a range of built in furniture.



## BEDROOM ONE



## BEDROOM TWO

10'11" x 8'5" (3.34 x 2.59)

The second double bedroom is to the rear aspect with a uPVC double glazed window with blinds fitted, coving to the ceiling, carpeted flooring with radiator.



### BEDROOM THREE

8'7" x 8'3" (2.63 x 2.52)

The third bedroom is to the front aspect with a uPVC double glazed window with blinds fitted, benefitting from a range of built in wardrobes and finished with coving to the ceiling, carpeted flooring and radiator.



### SHOWER ROOM

7'4" x 5'4" (2.24 x 1.64)

The shower room benefits from a white three piece suite comprising of; Corner shower with curved glazed screen, combination unit housing the hand wash basin and low flush wc with hidden cistern and handy storage, fully tiled walls and floor, down lights to the ceiling, heated towel rail and uPVC double glazed window to the rear aspect.



### OUTSIDE

#### THE GARDENS

The property has a walled boundary to the front with a wooden access gate and double wrought iron gates leading to the driveway which provides ample off road parking and leads to the detached garage. The front garden is paved with feature shingle areas for low maintenance. wooden gate leading to the rear garden with is again paved with shingle areas for low maintenance and has a mixture of fencing and hedged boundaries with a timber shed for storage.



#### THE GARDENS



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - C

### 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.

**VIEWING ARRANGEMENTS**

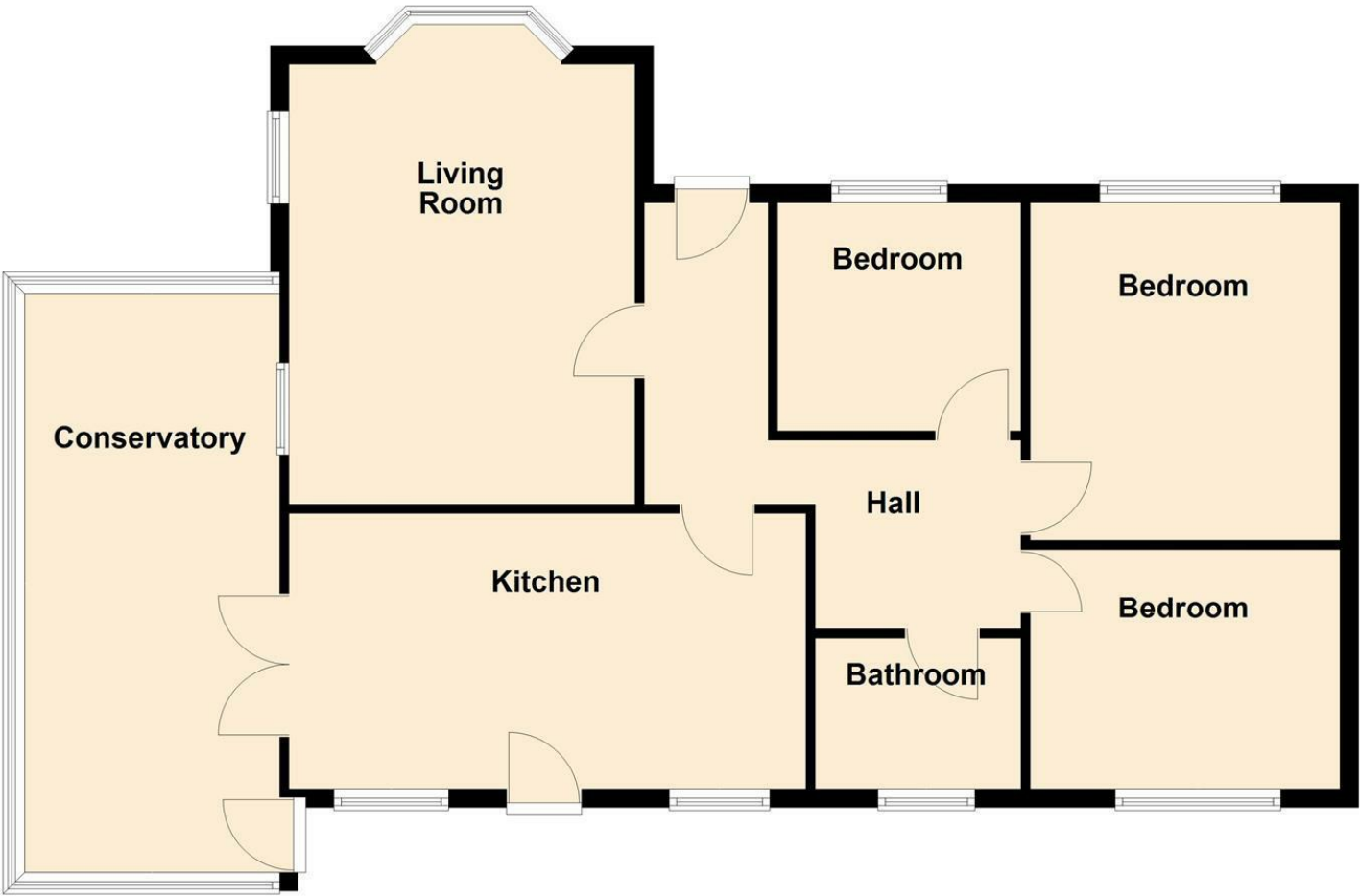
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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

Ground Floor

Approx. 95.9 sq. metres (1032.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (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 firms employment Ltd 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.