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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE
8 COMBE STREET, CLEETHORPES

PURCHASE PRICE £95,000 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£95,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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8 COMBE STREET, CLEETHORPES

TENANTED PROPERTY
Nestled in the heart of Cleethorpes on Combe Street, this charming mid-terrace house presents an excellent investment opportunity, as it is being sold with tenants already in situ. The property boasts a well-thought-out layout, featuring an entrance hall that leads into a spacious lounge/diner, perfect for both relaxation and entertaining. The kitchen/diner is functional and provides ample space for family meals, while a convenient WC is located on the ground floor.

As you ascend to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat. The bathroom is also situated on this level, catering to the needs of the household.

Outside, the property benefits from both front and rear gardens, providing outdoor space for leisure and enjoyment. The house is double glazed throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

Located close to local amenities, this property is ideally positioned for easy access to shops, schools, and transport links, making it a practical choice for those seeking a rental investment. With its appealing features and prime location, this terraced house is a fantastic opportunity not to be missed.

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 wall lights.

LOUNGE/DINER
26'9 x 9'5 decreasing to 8'0 (8.15m x 2.87m decreasing to 2.44m)
The lounge/diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear, a white painted fire surround with a marble effect back and hearth. Two central heating radiators, laminate to the floor, two lights and coving to the ceiling.

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LOUNGE/DINER

KITCHEN/DINER

22'6 x 8'1 (6.86m x 2.46m)

The kitchen area with a range of Beech effect wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap and tiled splash backs. An electric oven, a gas hob with a stainless steel extractor fan above, a wall mounted central heating boiler and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and a light to the ceiling.

The dining area with a u.PVC double glazed walk-in bay window, a built in cupboard, a central heating radiator, a tiled floor and a light to the ceiling.

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KITCHEN/DINER

WC
4'11 x 2'3 (1.50m x 0.69m)
With a u.PVC double glazed window, a toilet, a central heating radiator, a tiled floor and a wall light.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off, a built in cupboard, a central heating radiator, a light and loft access to the ceiling.

BEDROOM 1
11'1 x 12'10 (3.38m x 3.91m)
This double bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 2

12'0 x 8'1 (3.66m x 2.46m)

With a u.PVC double glazed window, a built in cupboard, a central heating radiator and a light to the ceiling.

BEDROOM 3

8'3 x 8'0 (2.51m x 2.44m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

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BATHROOM

4'8 x 5'9 (1.42m x 1.75m)

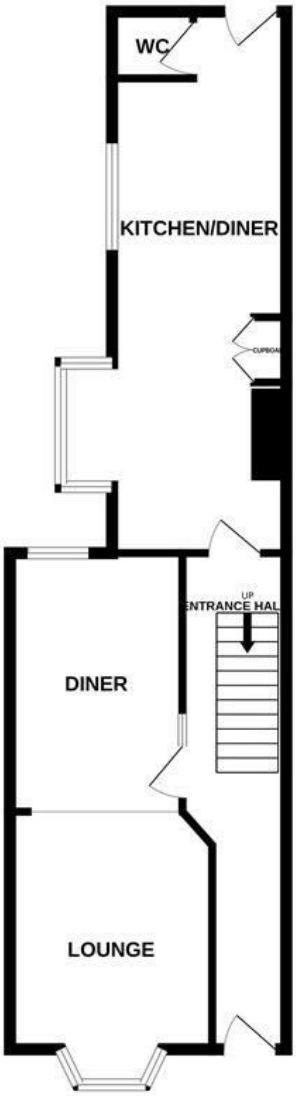
The bathroom comprising of a panelled bath, a chrome mixer shower tap, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, a central heating radiator, fully tiled walls and floor and a light to the ceiling.

OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to lawn with a patio area.

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

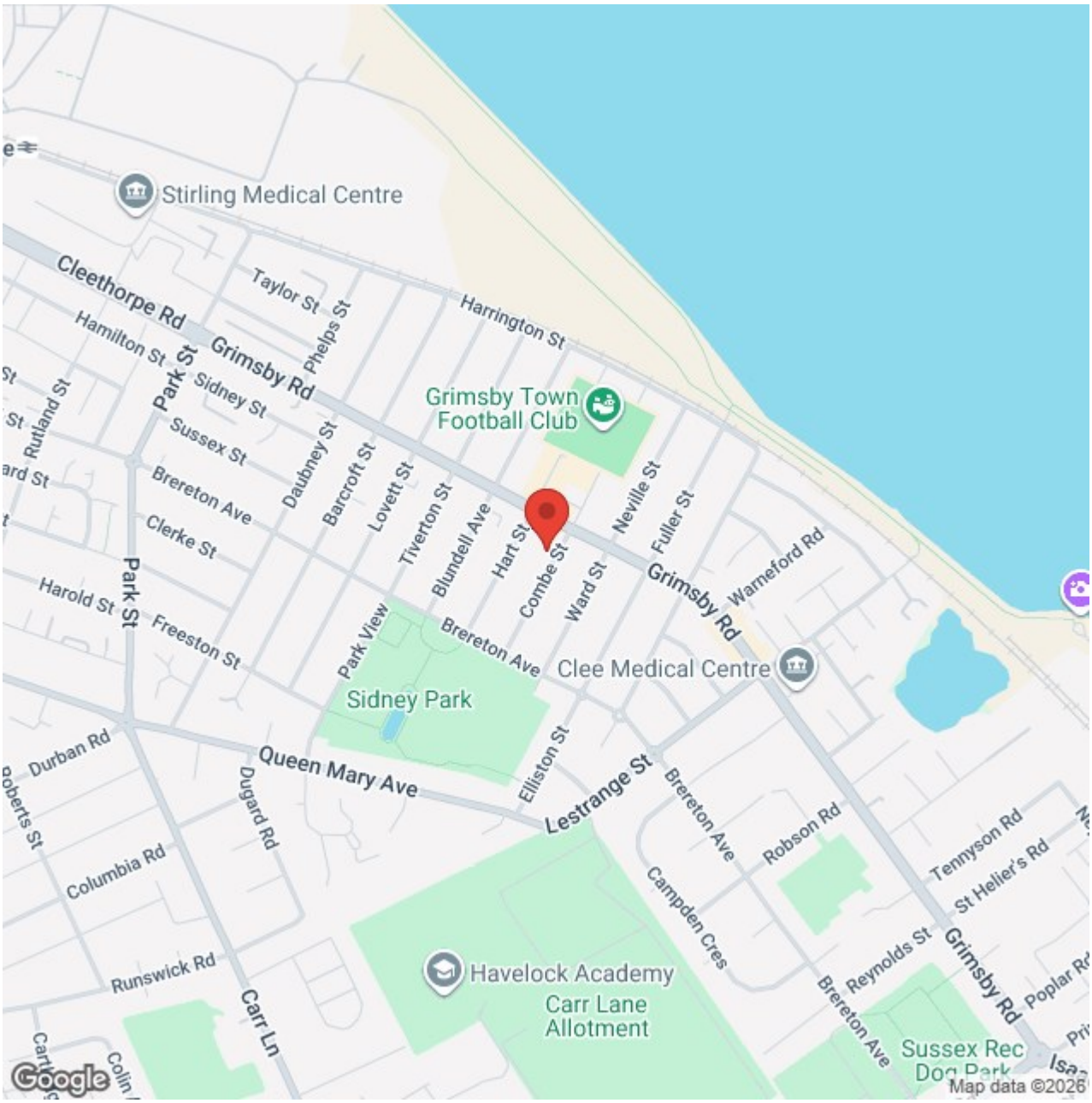
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	43	52
(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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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.

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They normally charge a fee of £495 payable on production of offer.

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