



## 4 Highwood Mews Cleethorpes, North East Lincolnshire DN35 8JG

A modern mid link property situated in central Cleethorpes, just off William Street. Available with no forward chain and offers Living Room, Dining Kitchen, Ground floor cloakroom/wc. First floor bathroom with white suite and two bedrooms. Gas Central heating system. Double Glazing. Rear courtyard patio garden.

- MODERN MID LINK PROPERTY
- CENTRAL CLEETHORPES LOCATION - SITUATED OFF WILLIAM STREET
- LIVING ROOM WITH OPEN PLAN STAIRS
- DINING KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- GROUND FLOOR CLOAKROOM/WC
- TWO BEDROOMS TO FIRST FLOOR
- BATHROOM WITH WHITE SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- REAR ENCLOSED COURTYARD PATIO GARDEN
- NO FORWARD CHAIN

**Asking Price £115,000**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A white double glazed entrance door with canopy porch over gives access to:-

### LIVING ROOM

13'10" x 14'6" (4.24m x 4.42m)

With double glazed window to front aspect. Open plan staircase with spelled balustrade. Oak style laminate flooring.



### DINING KITCHEN

11'0" x 11'3" narrowing to 8'8" (3.36m x 3.43m narrowing to 2.65m )

Providing a range of wall & base units in a Buttermilk coloured finish with contrasting wood effect work surfacing and inset sink unit. Built in appliances include the electric oven, hob & extractor unit. Wall mounted gas central heating boiler. Space and plumbing for automatic washing machine & refrigerator. Double glazed window sections & door giving plenty of natural light and access to the rear patio garden. Directly off is the:-



### CLOAKROOM

With white low flush WC and wall mounted vanity hand basin. Central heating radiator. Double glazed window to rear.



### FIRST FLOOR LANDING

With built in airing cupboard, loft access. Continuation of the spelled balustrade

### BEDROOM 1

14'6" x 8'9" (4.42m x 2.67m)

Double glazed window to rear, central heating radiator



## BEDROOM 2

7'7" x 10'11" (widening to 14'6") (2.32m x 3.33m (widening to 4.42m))

Double glazed window to front aspect. Central heating radiator.



## BATHROOM

With white suite comprising low flush WC, pedestal wash basin and panelled bath with shower attachment over. White ceramic tiling to splash back areas. Central heating radiator.



## OUTSIDE

The property has an enclosed rear patio garden with boundaries defined by timber fencing. Rear pedestrian gated access. Garden shed.

## 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

## 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.

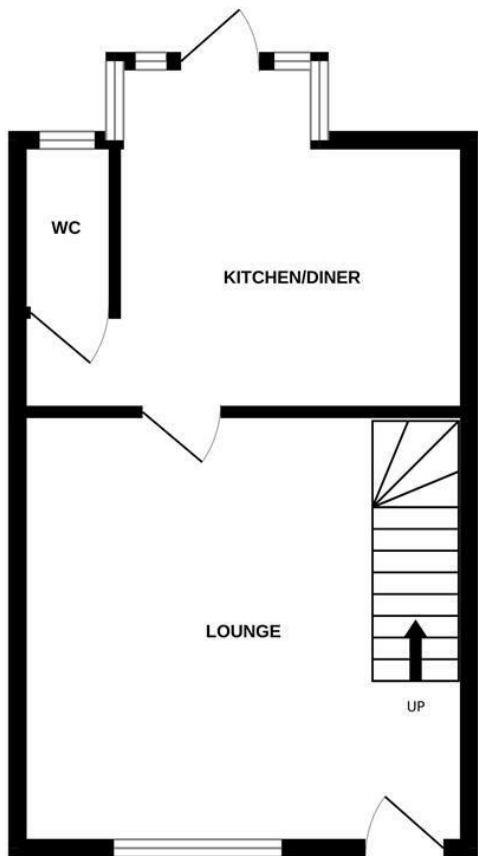
## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

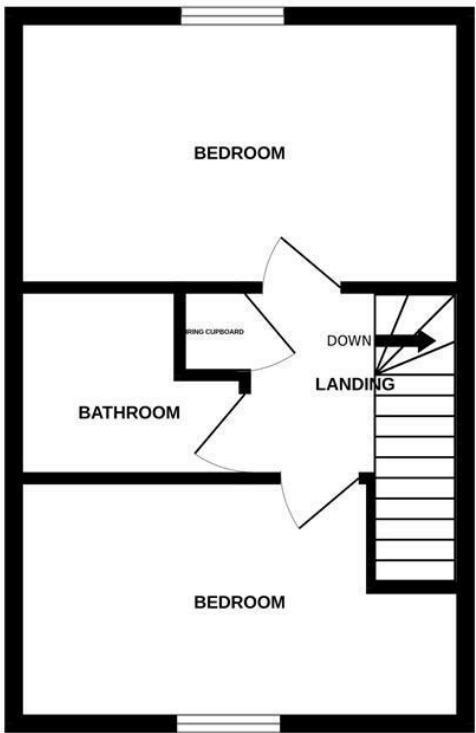
EPC - C



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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.