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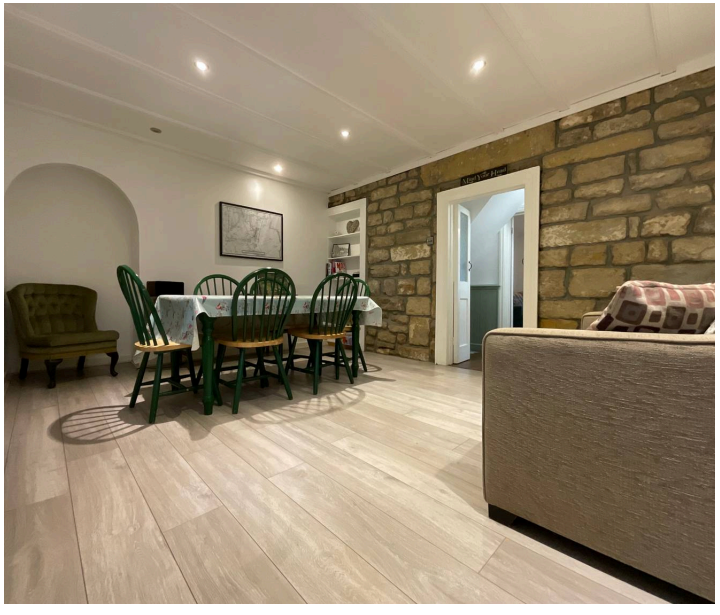
For over 30 years

13 High Street, Cloughton

In Excess of **£200,000**



- CHARACTERFUL THREE DOUBLE BEDROOM TERRACED HOUSE
- POPULAR VILLAGE OF CLOUGHTON
- OFF-STREET PARKING
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED THROUGHOUT

We are delighted to present this characterful three double bedroom terraced house, beautifully positioned in the sought-after village of Cloughton.

Immaculately presented throughout, this charming home offers a perfect blend of period features and modern comforts, creating a warm and inviting atmosphere from the moment you step inside. The spacious accommodation comprises a generous lounge with tasteful décor, a spacious dining room/family room, a ground floor wet room and a stylish contemporary kitchen that is both functional and elegant, ideal for family meals or entertaining friends. Upstairs, three well-proportioned double bedrooms provide ample space for relaxation, each thoughtfully finished to a high standard. The family bathroom is sleek and modern, ensuring comfort and convenience for every-day living. The property benefits from practical off-street parking, an increasingly rare advantage in this popular location.

Situated in the heart of Cloughton, residents will enjoy a peaceful village lifestyle with easy access to local amenities, reputable schools, and excellent transport links. Offered with no onward chain, this delightful home is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional property.
Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ACCOMMODATION

GROUND FLOOR

Living Room
13' 1" x 14' 5" (4.00m x 4.40m)

Dining Room
11' 2" x 14' 1" (3.40m x 4.30m)

Kitchen
9' 2" x 11' 10" (2.80m x 3.60m)

Wet Room
4' 11" x 3' 3" (1.50m x 1.00m)

FIRST FLOOR

Bedroom 1
13' 5" x 15' 1" (4.10m x 4.60m)

Bedroom 2
11' 2" x 8' 10" (3.40m x 2.70m)

Bathroom
6' 11" x 5' 7" (2.10m x 1.70m)

SECOND FLOOR

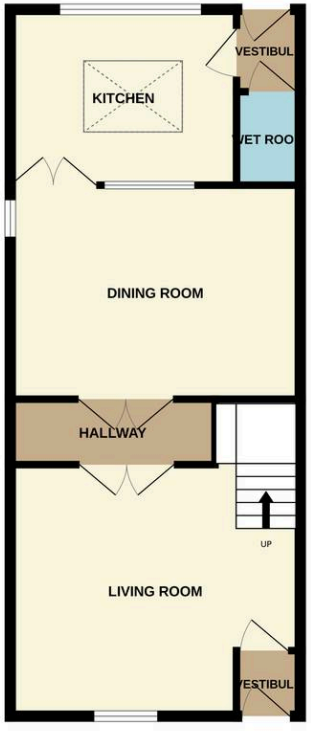
Bedroom 3
17' 5" x 12' 2" (5.30m x 3.70m)

Externally
To the rear of the property lies a driveway providing off-street parking for one vehicle, this could also be utilised as a rear low maintenance yard.

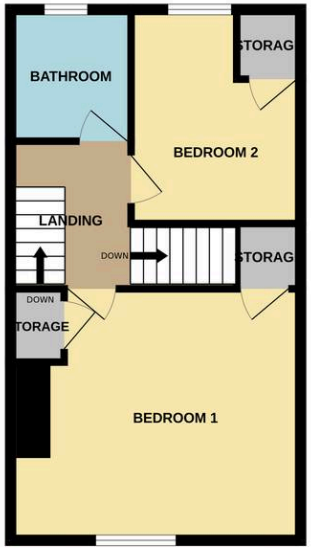
HMRC DISCLAIMER
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared
AB130226

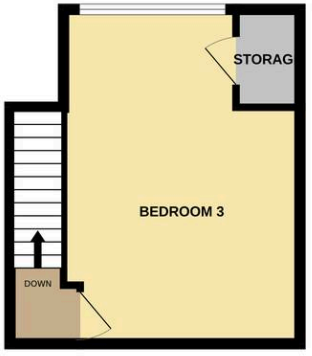
GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

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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Interested?

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With you every step of the way

Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132