



14 Trinity Road Cleethorpes, North East Lincolnshire DN35 8UQ

A traditional bay fronted semi detached house with off street parking and accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, three bedrooms and first floor bathroom. Front & rear gardens. Gas central heating system. Double Glazing.

- TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENTRANCE HALL & KITCHEN
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF STREET PARKING
- FRONT & REAR GARDENS

Asking Price £159,950

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE HALL

LOUNGE

DINING/SITTING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

OUTSIDE

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

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

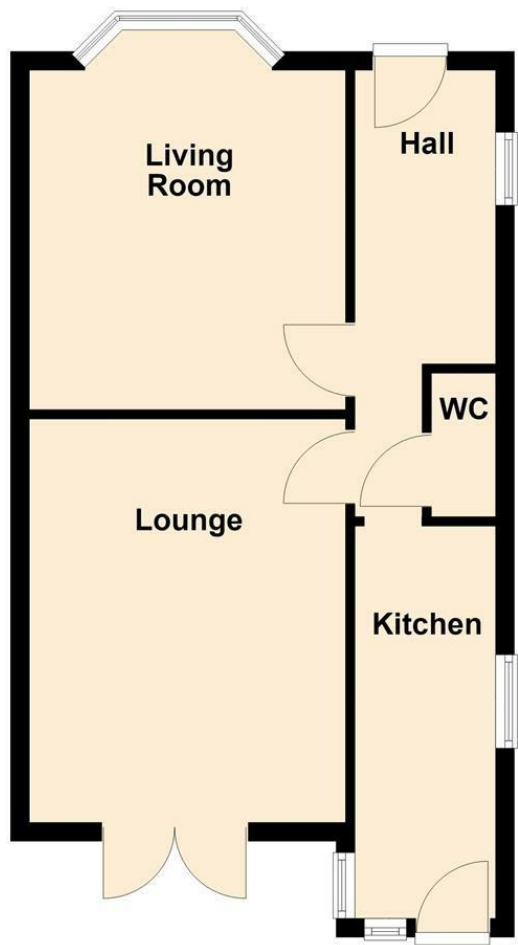
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

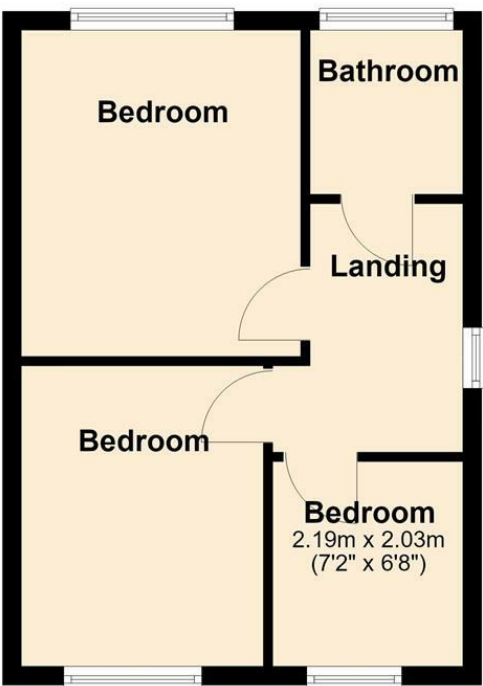
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)

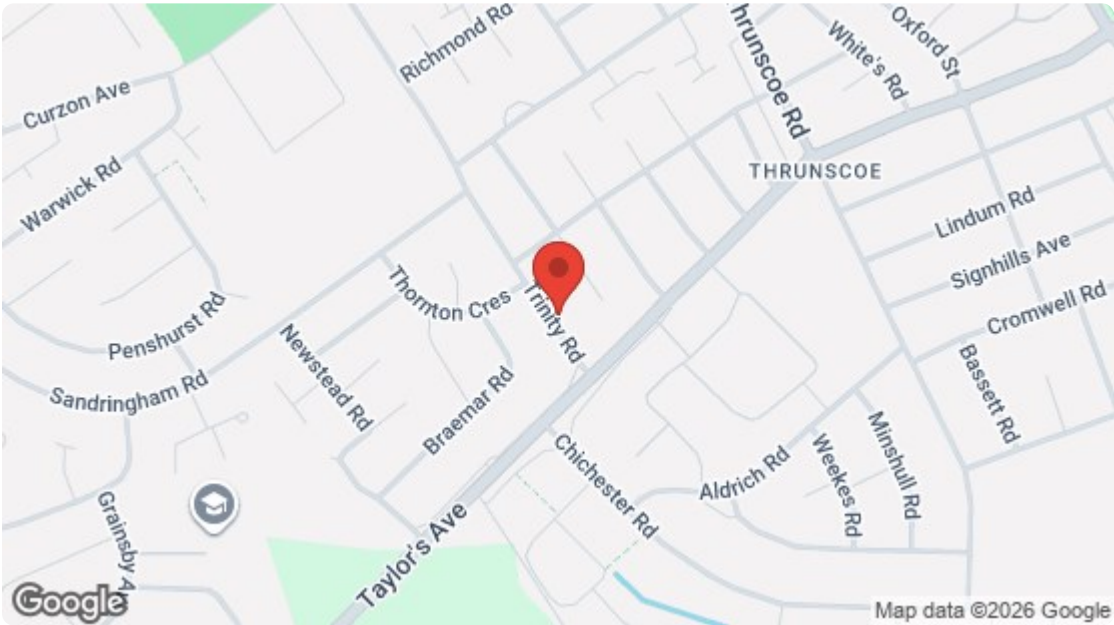


First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 74.0 sq. metres (796.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.