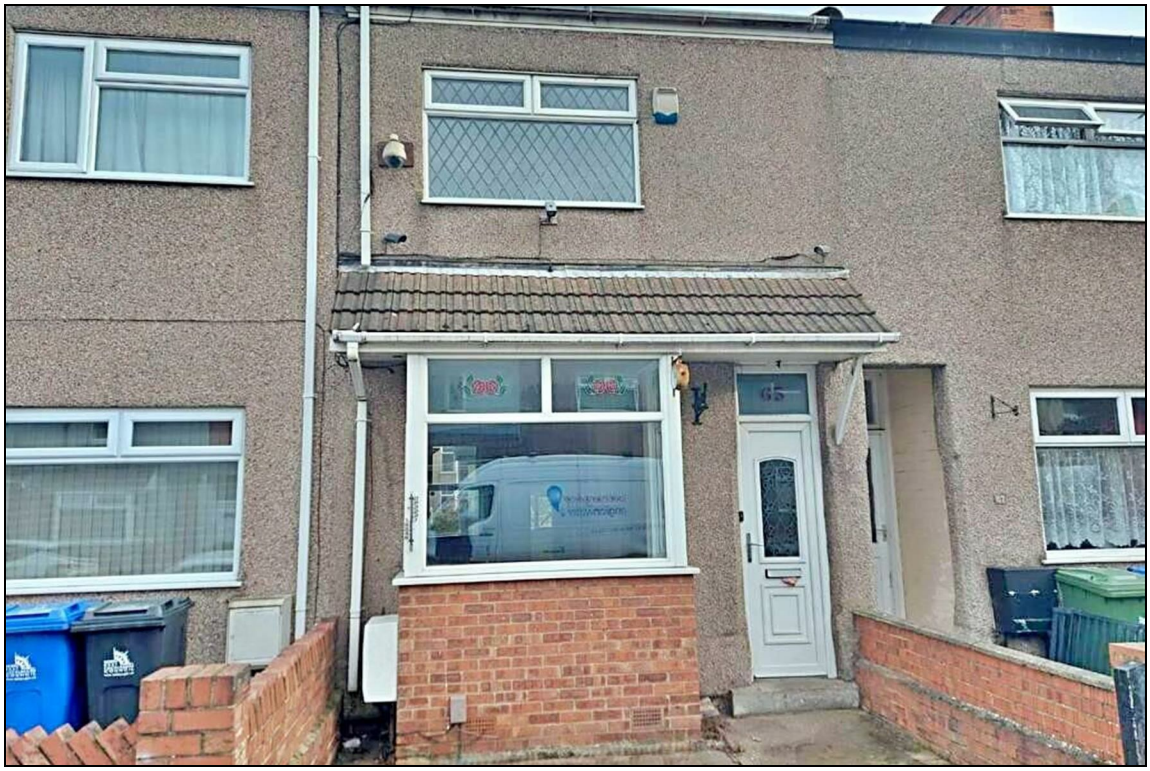
BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
65 BARCROFT STREET, CLEETHORPES

PURCHASE PRICE O.I.R.O. £65,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	Offers In The Region Of - £65,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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65 BARCROFT STREET, CLEETHORPES

Nestled on Barcroft Street in the charming coastal town of Cleethorpes, this mid-terrace house presents an excellent opportunity for those seeking a project to make their own. Offered for sale with no chain and sold as seen, this property is in need of modernisation, allowing you to tailor it to your personal taste and style.

Upon entering, you are welcomed by a hallway that leads to a lounge/diner, perfect for entertaining or relaxing with family. The kitchen, accompanied by a utility room, provides ample space for culinary creativity and practical living. Upstairs, you will find two well-proportioned bedrooms, along with a bathroom, making this home suitable for small families or couples.

The property benefits from double glazing and central heating, ensuring comfort throughout the seasons. Additionally, both front and rear gardens offer outdoor space for gardening enthusiasts or a pleasant area to enjoy the fresh sea air.

Conveniently located, this home is just a short stroll from local amenities and the beautiful seafront, making it ideal for those who appreciate coastal living. Whether you are looking to invest or create your dream home, this property holds great potential. Do not miss the chance to explore what this Cleethorpes gem has to offer.

SOLD AS SEEN - APPLIANCES HAVE NOT BEEN TESTED

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.

LOUNGE/DINER

26'6" x 9'11" (8.1 x 3.04)

With a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear, a stove effect fire, two central heating radiators, laminate to the floor, two lights and coving to the ceiling.



65 BARCROFT STREET, CLEETHORPES

LOUNGE/DINER



KITCHEN

15'10" x 9'0" (4.83 x 2.76)

With a range of wall and base units, contrasting work surfaces, a cream sink with a cream mixer tap. There is a central heating boiler an under stairs cupboard, two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



UTILITY ROOM

9'6" x 7'6" (2.90 x 2.30)

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

LANDING

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

BATHROOM

15'1" x 7'2" (4.62 x 2.19)

The bathroom comprising of a panelled bath with a shower over, a vanity sink and a toilet. A u.PVC double glazed window, part tiled walls, a built in airing cupboard, a central heating radiator, a light and loft access to the ceiling.



BEDROOM 1

13'0" x 11'6" (3.97 x 3.53)

This double bedroom 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

12'4" x 7'6" (3.76 x 2.3)

Another double bedroom with a u.PVC double glazed window and a light to the ceiling.



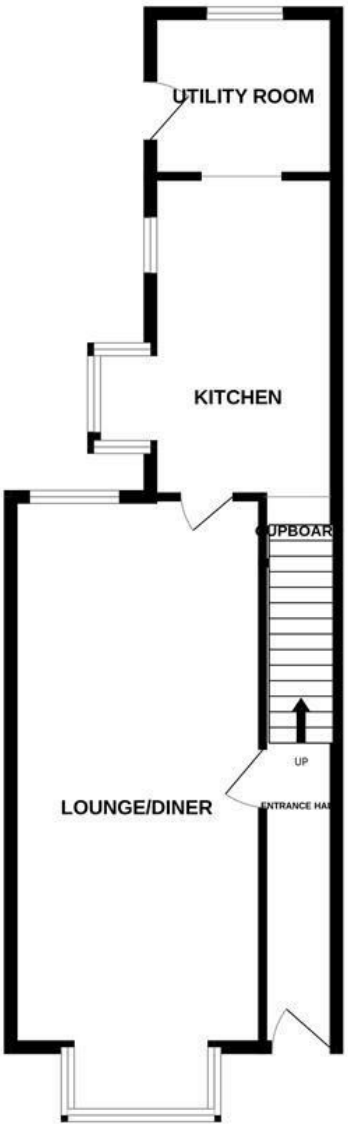
OUTSIDE

The front garden has a walled boundary and is laid to pavers.

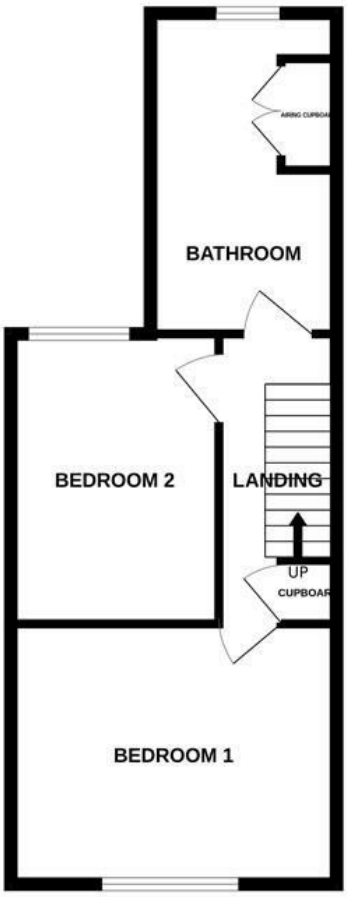
The rear garden has a walled and fenced boundary and is need of maintenance.



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		77
(69-80) C		
(55-68) D	63	
(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_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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

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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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland