



201 Daubney Street
Cleethorpes
DN35 7NT

Offers in the Region Of
£69,950

Competitively Priced Three-Bedroom Mid-Terrace This charming three-bedroom mid-terrace house is perfectly positioned for first-time buyers or investors looking for a rental opportunity. With a good layout and competitive pricing, this property offers excellent value. The accommodation includes an entrance hall, lounge open-plan to a dining area, and a spacious kitchen with French doors leading to the garden. The first floor boasts three bedrooms and a bathroom with shower over the bath. Both the front and south-facing back gardens are low maintenance, perfect for busy lifestyles. With NO FORWARD CHAIN, this property is available for immediate purchase. Its excellent rental potential, with an earning potential of approximately £7,000 per annum, makes it an attractive opportunity for investors. For first-time buyers, this property offers a great starting point for owning a home. Don't miss out – contact us today to arrange a viewing and explore the possibilities!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

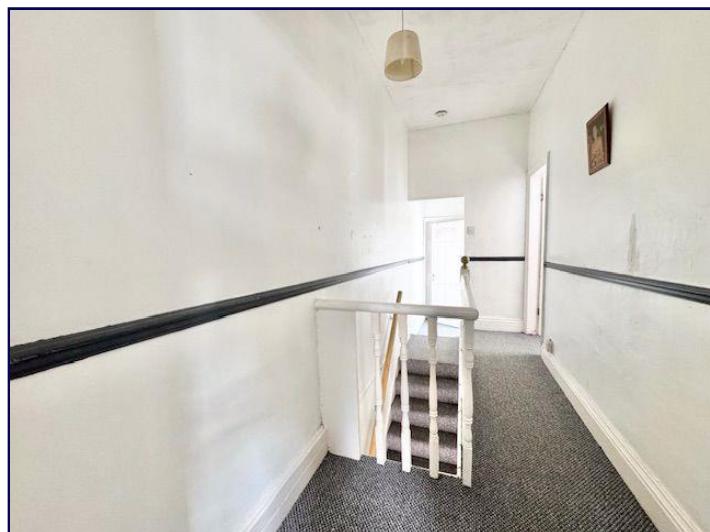
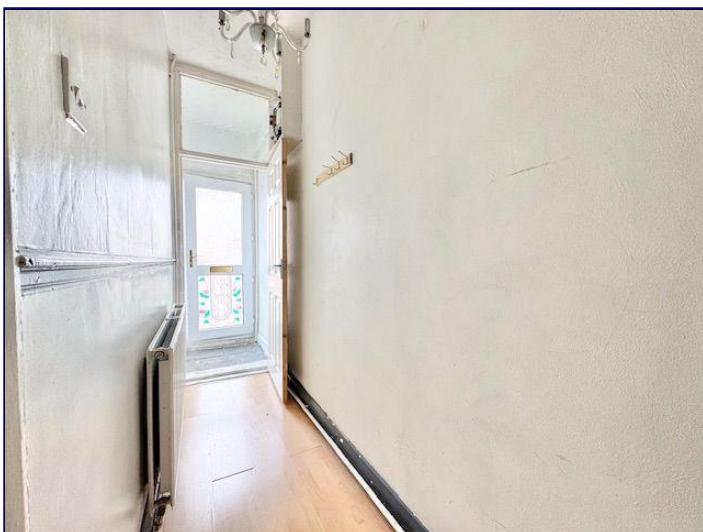
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Entrance Porch

3' 4" x 2' 11" (1.01m x 0.88m)

A small porch has uPVC frosted front door with tiled floor and white walls.

Entrance hall

13' 10" x 2' 11" (4.22m x 0.90m)

A solid door leads into a pleasant hallway with wood laminate flooring, white decor with dado rail, radiator and pendant light.

Lounge

11' 1" x 9' 11" (3.39m x 3.01m)

Open plan to the dining area the lounge has uPVC window to the front, grey carpet, white decor with feature wall to coving, radiator and pendant light.

Dining room

13' 5" x 10' 3" (4.10m x 3.13m)

Open plan from the lounge the dining room is the bigger of the two spaces with grey carpet, white decor with feature wall, uPVC window to the rear with blind, radiator, under stairs storage and pendant light.

Kitchen

15' 1" x 7' 11" (4.61m x 2.41m)

A good sized kitchen has wood wall and base units to two sides with black work tops and one and a half stainless sink drainer over.

The room has cream splash back tiles, grey tiled floor, grey decor with space for cooker, washing machine, dishwasher and tall fridge freezer. The room has uPVC French doors to the rear garden radiator and fan light.

Stairs and landing

The stairs and landing have grey carpet with white decor, loft access and pendant light.

Bedroom One

10' 11" x 13' 3" (3.34m x 4.03m)

The largest bedroom has neutral decor to coving, with feature wall, grey carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

12' 11" x 7' 10" (3.94m x 2.40m)

The second room has grey carpet, white and grey decor, pendant light, radiator and uPVC window to the rear.

Bedroom Three

5' 9" x 8' 0" (1.76m x 2.43m)

A small box bedroom has grey carpet, white decor, uPVC window, radiator and pendant light.

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Bathroom

5' 7" x 4' 11" (1.69m x 1.49m)

The bathroom has three piece white suite with electric shower over the bath, white tiled walls, grey tile effect vinyl floor, uPVC frosted window and ceiling light.

Front garden

A mid height picket fence and gate fronts a low maintenance concrete front garden with wall and fence boundaries to the sides.

Rear garden

The property has a low maintenance concrete south facing rear garden with fence and wall boundaries. There is a timber gate to the rear alley way.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



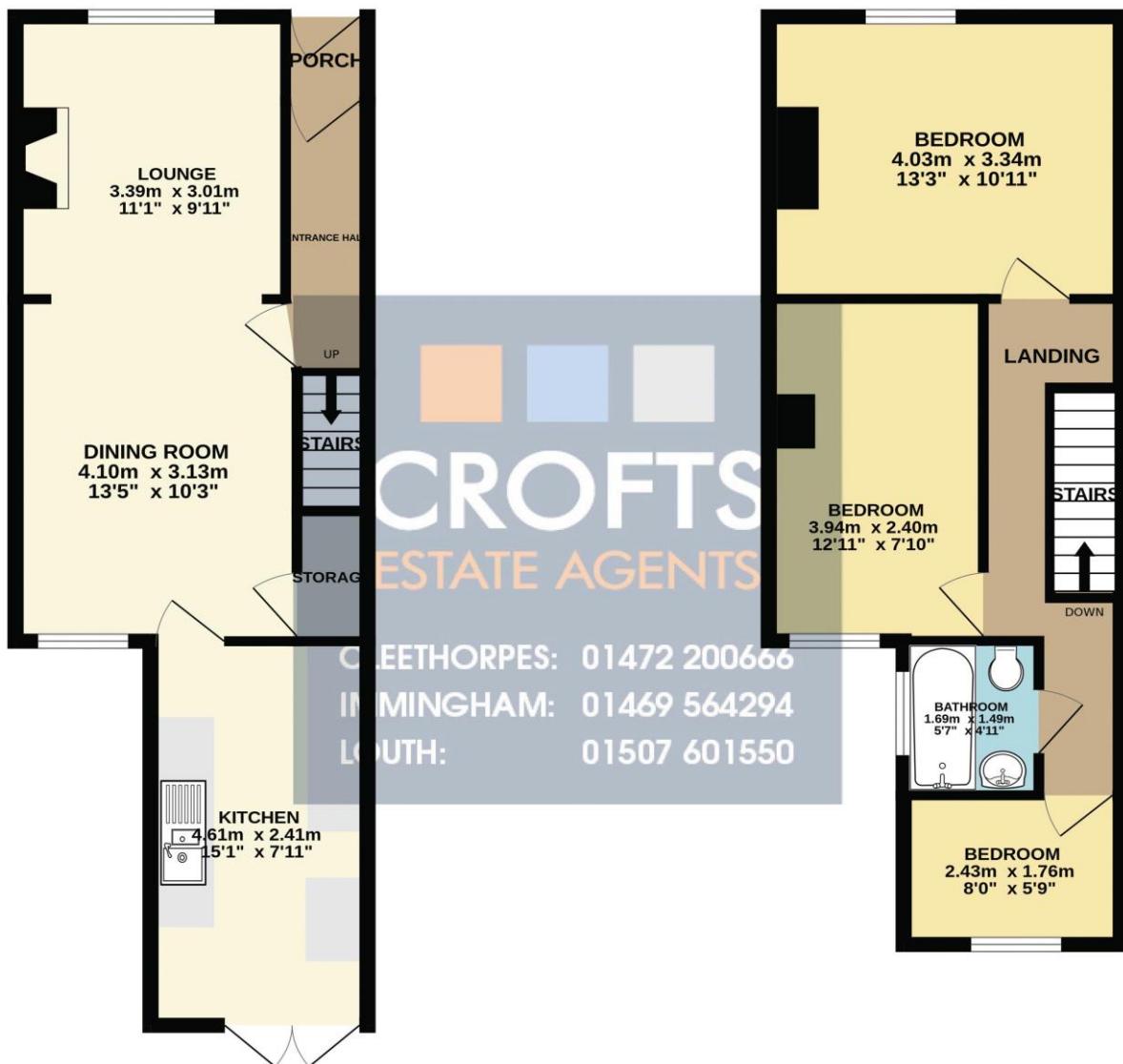


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
39.9 sq.m. (430 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 77.3 sq.m. (832 sq.ft.) approx.

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate only 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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