



**35 Combe Street, Cleethorpes, DN35 7RE**  
**£85,000**

## Key Features:

- Mid Terrace Property
- Refurbishment Opportunity
- Popular Area Close to the Seafront
- Three Double Bedrooms
- Spacious Lounge/Dining Room
- Ground Floor Bathroom
- No Forward Chain

Offering good sized accommodation and excellent scope for improvement, this three bedroom mid terrace home presents an ideal opportunity for buyers looking to create a home to their own tastes and requirements. With three double bedrooms and well proportioned living space, the property is likely to appeal to first time buyers, families and investors alike.

Situated in this established and convenient area of Cleethorpes, the property lies close to local amenities, schools, and transport links, while the seafront and promenade are just a short distance away.

The accommodation comprises an entrance hall, a through lounge/dining room, kitchen, and a rear entrance lobby leading to the ground floor bathroom beyond. To the first floor are three bedrooms providing comfortable and versatile space.

Externally the property benefits from gardens to the front and rear. Offered for sale with no forward chain.



**LOUNGE/DINING ROOM**

26'1" x 10'3" (7.97 x 3.14)

**KITCHEN**

12'10" x 7'8" (3.92 x 2.34)

**BATHROOM**

12'8" x 7'8" (3.87 x 2.36)

**FIRST FLOOR**

**BEDROOM 1**

13'1" x 11'6" (4.01 x 3.51)

**BEDROOM 2**

12'7" x 7'8" (3.85 x 2.35)

**BEDROOM 3**

11'8" x 7'8" (3.58 x 2.36)

**TENURE**

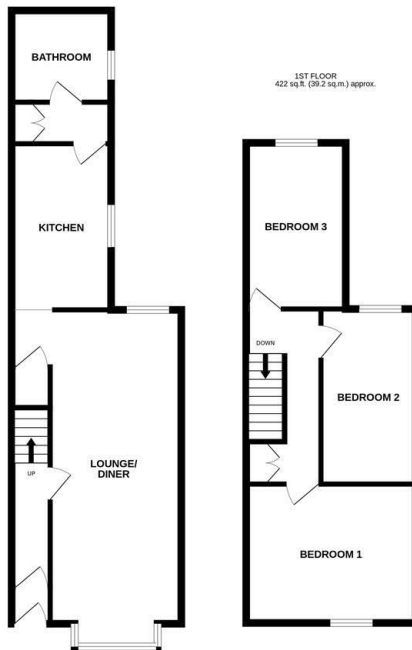
**FREEHOLD**

**COUNCIL TAX BAND**

**A**

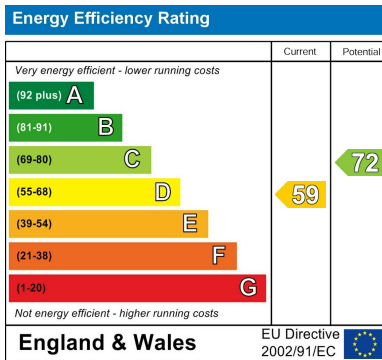


GROUND FLOOR  
554 sq ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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