



37 Braemar Road, Cleethorpes, DN35 9AU
£165,000

Key Features:

- Semi Detached Property
- Modernisation Project
- Popular Residential Area of Cleethorpes
- Three Double Bedrooms
- Good Sized Rear Garden
- Driveway Parking and Detached Garage
- No Forward Chain

This three bedroom semi detached property offers an excellent opportunity for buyers looking to modernise and make a home their own. Situated within a popular residential area of Cleethorpes, conveniently positioned close to local amenities, schools, and short walking distance of the seafront.

The accommodation comprises an entrance hall, spacious dual aspect lounge/dining room, kitchen, three double bedrooms and a bathroom. Externally the property benefits from a good sized south-east facing garden, driveway parking and a large detached brick-built garage. Offered for sale with no forward chain.



ENTRANCE HALL

13'6" x 6'1" (4.14 x 1.87)

With staircase leading to the first floor.

LOUNGE/DINING ROOM

24'8" x 10'7" (7.53 x 3.25)

Of dual aspect with a bay window to the front and patio doors opening onto the rear garden. Brick fireplace incorporating a gas fire.

KITCHEN

16'3" x 6'11" (4.96 x 2.12)

Fitted with traditional wooden units, built-in oven/grill and gas hob. Floor mounted gas central heating boiler. Side and rear aspect windows, and access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop-down ladder.

BEDROOM 1

11'10" x 11'8" (3.61 x 3.58)

With a front aspect window.

BEDROOM 2

10'8" x 9'8" (3.27 x 2.96)

With a rear aspect window, and built-in storage/airing cupboard.

BEDROOM 3

14'2" x 7'0" (4.32 x 2.14)

A further double bedroom, with side and rear aspect windows.

BATHROOM

6'4" x 5'10" (1.94 x 1.78)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over

GARAGE

19'8" x 9'6" (6.00 x 2.90)

TENURE

FREEHOLD

COUNCIL TAX

B



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

