



**77 Cambridge Street, Cleethorpes, North East Lincolnshire, DN35 8HD**  
**£128,000**



### Key Features:

- Traditional Mid Terrace Property
- Central Cleethorpes
- Short Walk From The Seafront
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- South Facing Rear Aspect

A three bedroom mid terrace property ideally located just a short stroll from the seafront and main shopping areas of Cleethorpes.

The accommodation offers a traditional layout comprising; entrance hall, a bay fronted lounge, rear dining room, kitchen, and to the first floor are three bedrooms and a bathroom. Front and rear gardens. No Forward Chain





## ENTRANCE HALL

Accessed via a front entrance porch. With staircase to the first floor accommodation.

## LOUNGE

15'3" x 10'4" (4.67 x 3.15)

With a bay window to front aspect, and feature fireplace.

## DINING ROOM

12'11" x 10'8" (3.95 x 3.26)

With a feature brick fireplace, understairs storage cupboard, and rear aspect window.

## KITCHEN

14'7" x 7'10" (4.45 x 2.40)

Fitted with a range of modern navy blue units, and contrasting worktops incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Rear aspect window, and access onto the rear garden.

## FIRST FLOOR LANDING

With a fitted storage cupboard, and access to the loft.

## BEDROOM 1

14'8" x 13'8" (4.49 x 4.17)

Measured at maximum width.

To front aspect.

## BEDROOM 2

12'11" x 8'2" (3.95 x 2.50)

A second double bedroom, to rear aspect.

## BEDROOM 3

7'10" x 7'7" (2.41 x 2.32)

To rear aspect.

## BATHROOM

5'9" x 4'11" (1.77 x 1.51)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

## OUTSIDE

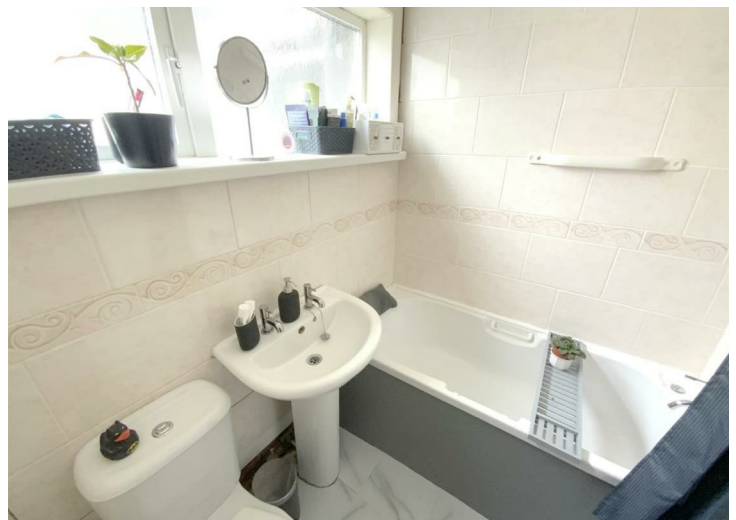
The rear garden enjoys a south facing aspect, and has gated access to the passageway.

## TENURE

FREEHOLD

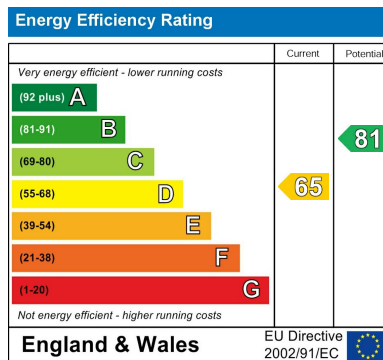
## COUNCIL TAX BAND

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Made with Floorplan Clouds



## 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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