



**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

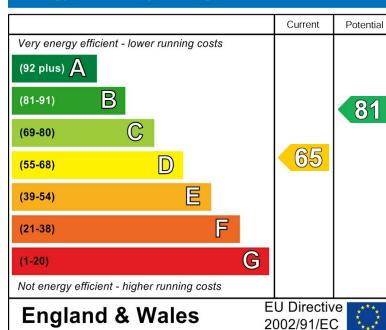
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is intended for guidance purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or functionality can be given.

Energy Efficiency Rating



## 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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