



12 College Street, Cleethorpes, North East Lincolnshire, DN35 8BW
£120,000

Key Features:

- Three Bedroom Mid Terrace Home
- Central Cleethorpes
- Deceptively Spacious & Well Presented
- Open Plan Lounge/Dining Room
- Kitchen Diner
- Three Double Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Residents Permit Parking
- No Forward Chain

Deceptively spacious and well presented, this traditional three bedroom mid terrace home is ideally situated in central Cleethorpes, just a short walk from the seafront and town centre.

The ground floor features a versatile open plan lounge and dining room, offering excellent space for both everyday living and entertaining. To the rear, the kitchen is fitted with a large range of modern units, together with a built in oven and gas hob.

The first floor offers three well proportioned double bedrooms, providing flexible accommodation for families, guests or those working from home. The bathroom is fitted with a corner bath and shower.

Externally, the property benefits from a low maintenance rear garden, while on-street parking is available within the residents' permit parking scheme. With its generous accommodation, three double bedrooms and convenient proximity to the town centre, local amenities and the Cleethorpes coastline, this property offers plenty of appeal to a range of buyers. Offered for sale with no forward chain, it is ready for its next owner to make it their own.



LOUNGE
13'0" x 11'4" (3.98 x 3.47)

DINING ROOM
12'4" x 10'0" (3.77 x 3.06)

KITCHEN DINER
24'3" x 8'5" (7.40 x 2.58)

FIRST FLOOR

BEDROOM 1
13'1" x 11'5" (4.00 x 3.49)

BEDROOM 2
14'8" x 8'5" (4.49 x 2.58)

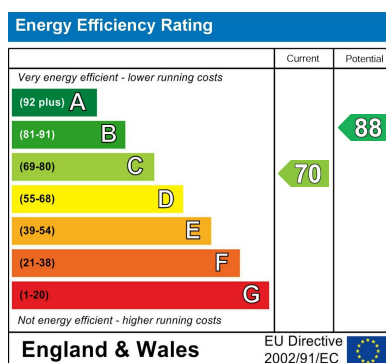
BEDROOM 3
12'4" x 7'7" (3.77 x 2.33)

BATHROOM
9'1" x 5'4" (2.78 x 1.63)

COUNCIL TAX BAND
A

TENURE
Freehold





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