

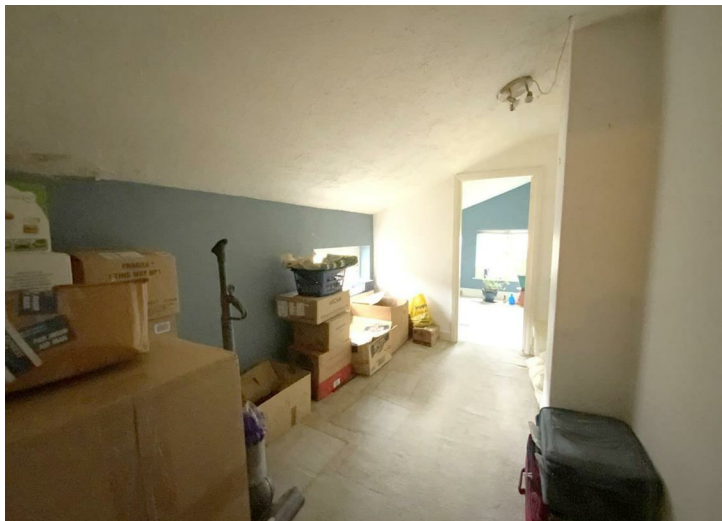


8 George Street, Cleethorpes, North East Lincolnshire, DN35 8PX
£100,000

Key Features:

- Three Bedroom Mid Terrace Property
- Central Cleethorpes
- Deceptively Spacious
- Two Reception Rooms
- Three Good Sized Bedrooms
- Downstairs Shower Room & First Floor Bathroom
- Ideal First Time Buy/Rental Investment

A three bedroom mid terrace property located within close proximity of the town centre and seafront. The accommodation comprises:- entrance hall, front and rear reception rooms, kitchen and a downstairs shower room/wc. To the first floor are three bedrooms and a bathroom. Enclosed garden to the rear. Offered for sale with No Forward Chain.



ENTRANCE HALL

With staircase to the first floor.

LIVING ROOM

12'2" x 9'9" (3.71 x 2.98)

To front aspect.

REAR SITTING/ DINING ROOM

13'2" x 12'0" (4.02 x 3.66)

To rear aspect, with understairs storage cupboard.

KITCHEN

16'9" x 7'10" (5.11 x 2.41)

Comprising of wall and base units, a freestanding cooker, plumbing for a washing machine and space for a fridge/freezer. Floor mounted gas central heating boiler. Side aspect window.

REAR ENTRANCE LOBBY

With storage space, and leading to:-

SHOWER ROOM

7'6" x 3'1" (2.30 x 0.95)

Fitted with a shower enclosure, pedestal basin and wc.

FIRST FLOOR

BEDROOM 1

4.02 x 3.72

To front aspect, with a built-in storage cupboard.

BEDROOM 2

12'0" x 7'10" (3.67 x 2.39)

With a side aspect window.

BEDROOM 3

8'11" x 8'8" (2.72 x 2.65)

To rear aspect.

BATHROOM

9'2" x 7'10" (2.80 x 2.40)

Located off the second rear bedroom, fitted with a panelled bath, pedestal basin and wc.

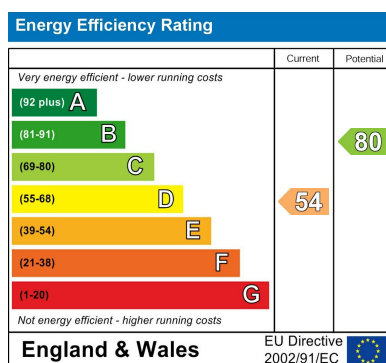
TENURE

Freehold

COUNCIL TAX BAND

A





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