



**2nd Avenue, 71 Humberston Fitties, Humberston, DN36 4EX**  
**£55,000**



### Key Features:

- Humberston Fitties Holiday Park
- Three Bedroom Chalet
- A Short Walk From The Beach
- Living Room, Kitchen, Shower Room
- Off Road Parking
- No Forward Chain

A two/three bedroom detached chalet bungalow located on the ever popular Fitties Holiday Park, just a short walk from the beach and close to the resort town of Cleethorpes.

The accommodation offers; kitchen, living room, shower room/WC, two double bedrooms and a small single bedroom. Garden and driveway parking. Ideal as a coastal retreat, holiday home, or potential Airbnb. Offered for sale with no forward chain.



**KITCHEN**  
15'1" x 5'3" (4.60 x 1.61)

**LIVING ROOM**  
12'1" x 10'2" (3.69 x 3.12)

**SHOWER ROOM**  
5'8" x 3'7" (1.74 x 1.10)

**BEDROOM 1**  
7'11" x 7'10" (2.42 x 2.40)

**BEDROOM 2**  
7'11" x 7'10" (2.42 x 2.39)

**BEDROOM 3**  
6'7" x 3'8" (2.02 x 1.12)

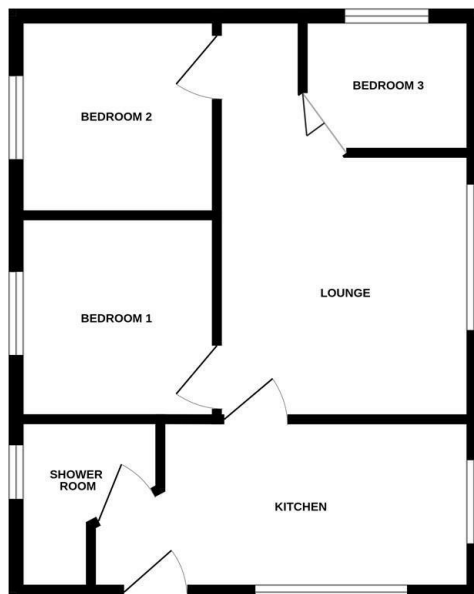
**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
A

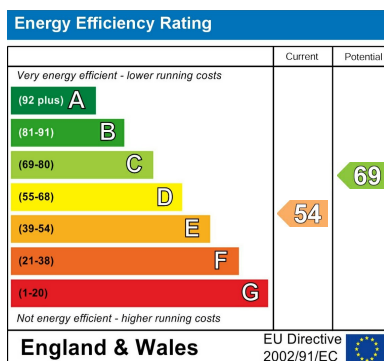




GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10/2020



## 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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