



12 Reynolds Street, Cleethorpes, North East Lincolnshire, DN35 7TT
£195,000

Key Features:

- Traditional Semi Detached Home
- Close Proximity to the Town Centre & Seafront
- Two Reception Rooms
- Three Double Bedrooms
- Ample Driveway Parking
- Integral Garage
- Low Maintenance Gardens

Situated in a well established residential area of Cleethorpes, this traditional bay windowed semi detached home offers spacious and versatile accommodation, ideally positioned within close proximity of the seafront, town centre and local primary schools.

The accommodation comprises a welcoming front lounge, separate rear dining room with access onto the garden, kitchen, and a useful utility room. To the first floor are three good sized bedrooms and the family bathroom.

Externally, the property benefits from ample driveway parking, a large integral garage, and low maintenance garden to the rear.



ENTRANCE HALL

With parquet style tiled flooring and staircase leading to the first floor.

LOUNGE

15'6" x 14'2" (4.74 x 4.34)

With a bay window to front aspect.

DINING ROOM

17'8" x 10'8" (5.39 x 3.27)

Separate dining room, with patio doors opening onto the rear garden.

KITCHEN

11'10" x 11'6" (3.62 x 3.51)

Fitted with a range of wall and base units, incorporating a built-in oven and gas hob. Access into the garage.

UTILITY ROOM

5'9" x 4'2" (1.76 x 1.29)

Providing space for laundry appliances.

FIRST FLOOR

BEDROOM 1

14'3" x 11'8" (4.36 x 3.58)

Front aspect bedroom with bay window.

BEDROOM 2

14'2" x 10'8" (4.33 x 3.27)

Rear aspect bedroom.

BEDROOM 3

10'11" x 9'3" (3.34 x 2.83)

Rear aspect bedroom with bay window.

BATHROOM

7'8" x 5'5" (2.35 x 1.67)

Fitted with a pedestal basin, WC and panelled bath with electric shower over.


TENURE

FREEHOLD

COUNCIL TAX BAND

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

