

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

5 CLAYMORE CLOSE, CLEETHORPES

PURCHASE PRICE £99,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,950

TENURE

We understand the property to be Leasehold, extended lease with 134 years remaining and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
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5 CLAYMORE CLOSE, CLEETHORPES

Nestled in the charming area of Claymore Close, Cleethorpes, this delightful first-floor leasehold flat presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by an entrance hall that leads to a staircase, guiding you to the flat above. The inner hall opens up to a spacious lounge, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. This flat boasts two comfortable bedrooms, providing ample space for rest and privacy, along with a well-appointed bathroom.

The property benefits from double glazing and electric heating, ensuring a warm and inviting atmosphere throughout the year. Outside, you will find a front garden that adds to the appeal of the flat, as well as a garage located in a block, providing convenient parking for one vehicle.

Situated within walking distance of local amenities and the beautiful seafront, this flat offers a perfect blend of comfort and convenience. Whether you are looking to invest or seeking a new home, this turnkey-ready flat is an opportunity not to be missed.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a storage cupboard, stairs to the flat and a light to the ceiling.

LANDING

With doors to lounge, bedrooms and bathroom, a light and loft access to the ceiling.

LOUNGE

14'10 x 11'6 (4.52m x 3.51m)

The lounge is to the front of the flat with a u.PVC double glazed window, a built in cupboard, a wall mounted coal effect electric fire, an electric storage heater, a light and coving to the ceiling.



5 CLAYMORE CLOSE, CLEETHORPES

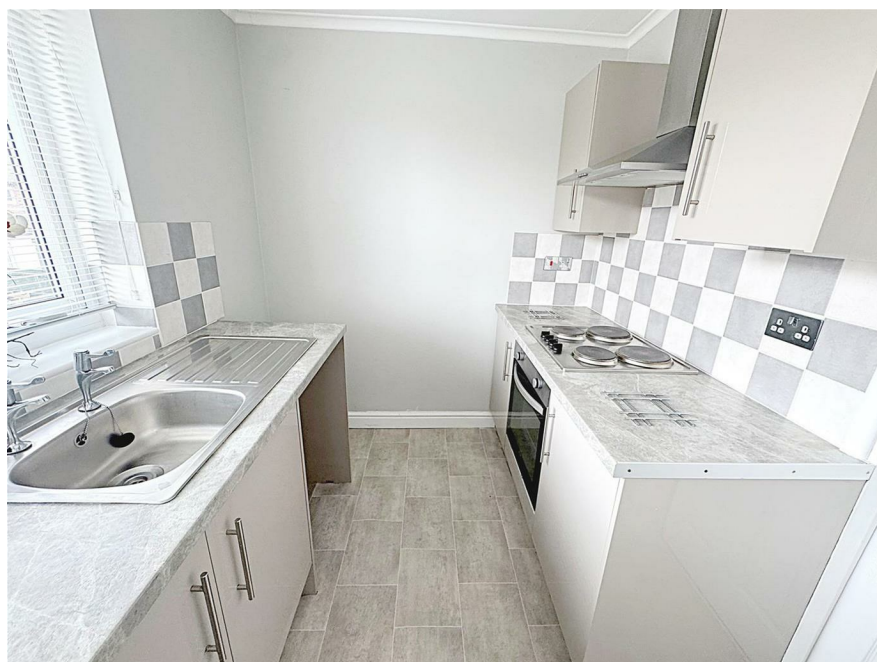
LOUNGE



KITCHEN

6'8 x 8'8 (2.03m x 2.64m)

The kitchen with a range of Cashmere coloured wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with chrome taps. An integrated electric hob and oven with a stainless steel extractor fan above, plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, vinyl to the floor and a light to the ceiling.



5 CLAYMORE CLOSE, CLEETHORPES

KITCHEN



BATHROOM

6'4 x 4'9 (1.93m x 1.45m)

Comprising of a white panelled bath, chrome taps, an electric shower and a folding shower screen, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, vinyl to the floor, a light and coving to the ceiling.



5 CLAYMORE CLOSE, CLEETHORPES

BEDROOM 1

11'10 x 8'8 (3.61m x 2.64m)

This double bedroom to the front of the flat with a u.PVC double glazed window, built in wardrobes, an electric storage heater, a light and coving to the ceiling.



BEDROOM 2

9'8 x 8'8 (2.95m x 2.64m)

Bedroom two is to the rear of the flat with a u.PVC double glazed window, a built in wardrobe and cupboard housing the water cylinder, an electric storage heater, a light and coving to the ceiling.



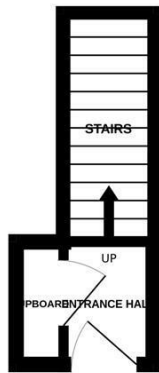
OUTSIDE

The front garden belongs to the flat and is laid to lawn with a pathway to the front door and a patio area.

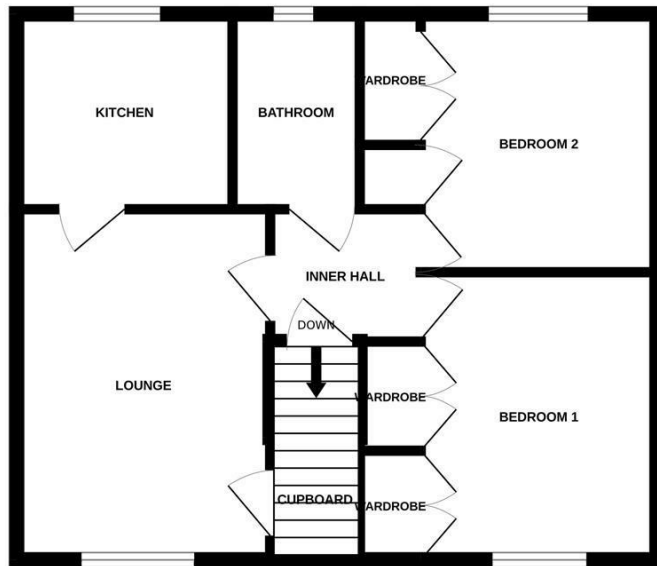
GARAGE

The garage is in a block with an up and over door.

GROUND FLOOR

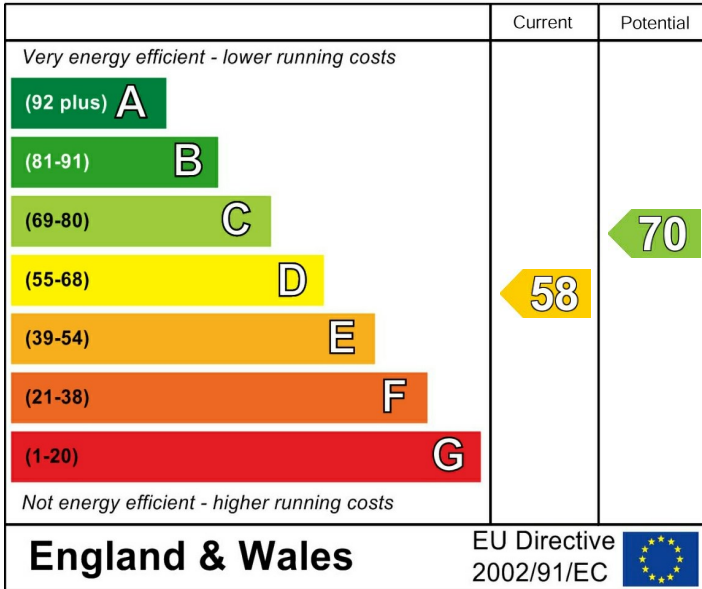


1ST FLOOR

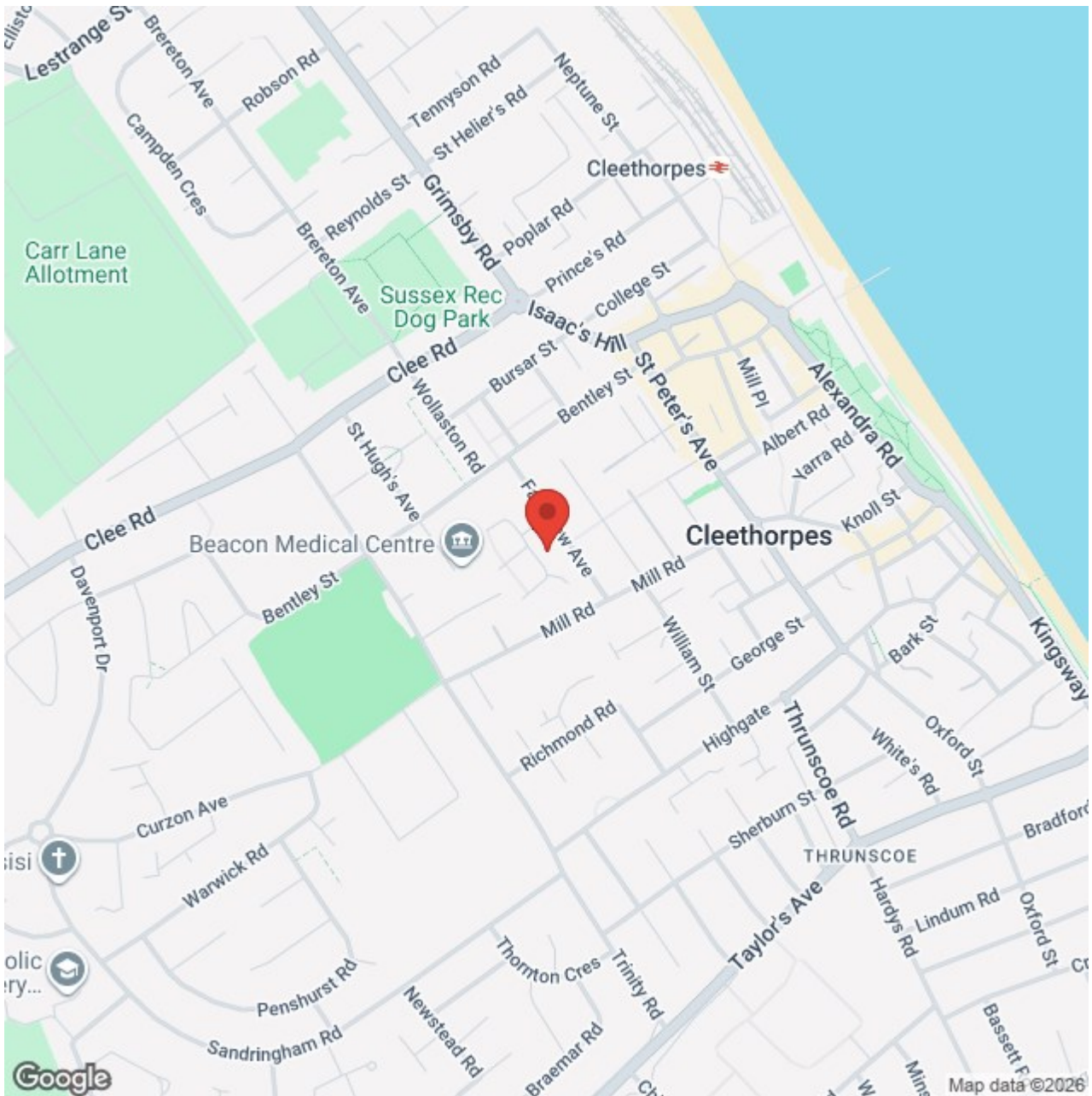
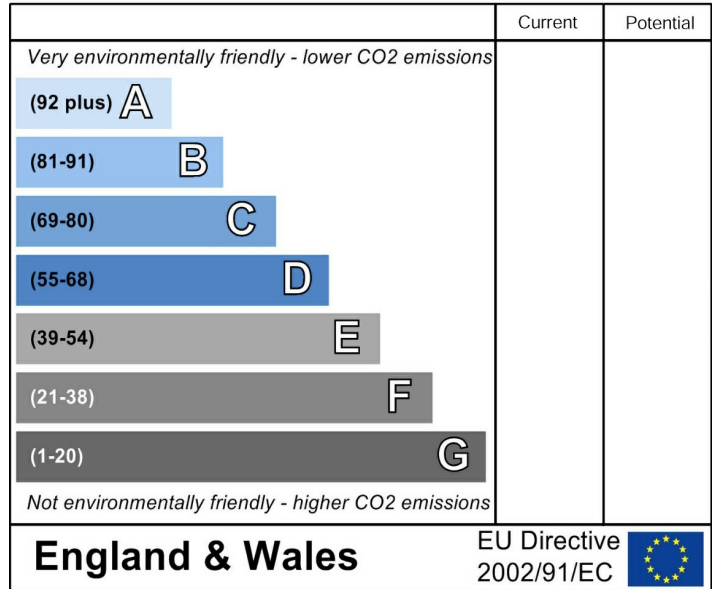


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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We offer a letting/management service:-

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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