

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

25 WALDORF ROAD, CLEETHORPES

PURCHASE PRICE £199,950- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£199,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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25 WALDORF ROAD, CLEETHORPES

Nestled on Waldorf Road in the charming coastal town of Cleethorpes, this delightful detached bungalow presents an excellent opportunity for those seeking a home with potential. Offered for sale with no chain, this property is ideally situated close to local amenities and the picturesque seafront, making it perfect for both families and retirees alike.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, providing a warm and inviting space for relaxation. The bungalow features two reception rooms, including a versatile dining room that could easily serve as a second bedroom, accommodating various living arrangements. There are two additional well-proportioned bedrooms, ensuring ample space for family or guests.

The kitchen is functional and offers a sun room that invites natural light, creating a pleasant atmosphere for morning coffee or afternoon reading. The bathroom is conveniently located, catering to the needs of the household.

Outside, the property boasts a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. With parking available for up to four vehicles and a detached garage, convenience is at the forefront of this home.

While the bungalow is in need of updating, it presents a blank canvas for the new owner to personalise and enhance to their taste. With double glazing and gas central heating already in place, the essentials are covered, allowing for a comfortable living experience.

This property is a rare find in a sought-after location, offering both space and potential. Don't miss the chance to make this bungalow your own and enjoy the vibrant lifestyle that Cleethorpes has to offer.

ENTRANCE HALL

Through a centralised u.PVC double glazed door into the hall where doors to all rooms lead off. There is a central heating radiator, a light, coving and loft access to the ceiling. The central heating boiler is in the loft.

LOUNGE

15'8 x 14'8 (4.78m x 4.47m)

The lounge is to the front of the property with a u.PVC double glazed bow window and a u.PVC double glazed window to the side. There is a brick fire place with an open fire, a central heating radiator, a light and coving to the ceiling.



25 WALDORF ROAD, CLEETHORPES

SITTING ROOM/BEDROOM 2

9'6 x 9'10 (2.90m x 3.00m)

With a u.PVC double glazed window, a fire surround with a marble effect back and hearth and a coal effect electric fire. There is a central heating radiator and a light to the ceiling.



BEDROOM 1

13'11 x 9'8 (4.24m x 2.95m)

This double bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

6'10 x 6'5 (2.08m x 1.96m)

This single bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



KITCHEN

14'5 x 8'8 (4.39m x 2.64m)

The kitchen with a range of wall and base units, contrasting work surfaces and up-stands, a stainless steel sink unit with a chrome mixer tap. A housed electric oven, an electric hob with a housed extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window and door, part tiled walls, vinyl to the floor and a light to the ceiling.



KITCHEN



SUN ROOM

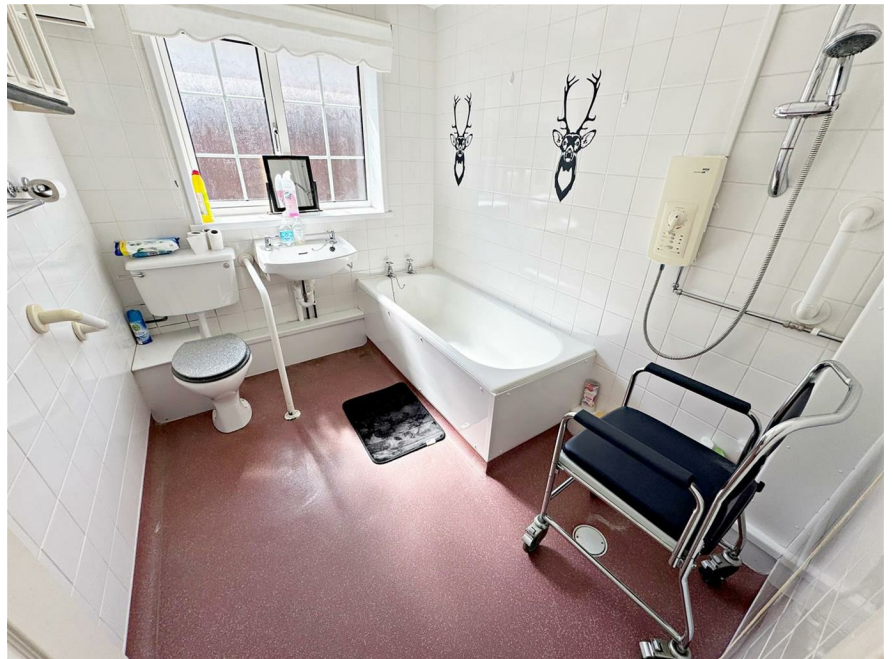
9'0 x 7'5 (2.74m x 2.26m)

The sun room with u.PVC double glazed sliding patio doors, a central heating radiator and a light to the ceiling.

BATHROOM

8'8 x 6'10 (2.64m x 2.08m)

The bathroom is part wet room style and comprises of a panelled bath, a wall mounted sink and a toilet, all with chrome fittings and a Mira electric shower. A u.PVC double glazed window, fully tiled walls, vinyl to the floor and a light to the ceiling.



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GARAGE

The detached garage with an up and over door, a u.PVC double glazed window and door to the side.



GARDENS

The front garden has a walled boundary and is laid to pavers and block-paving providing ample off road parking. There is ramp up to the front door.

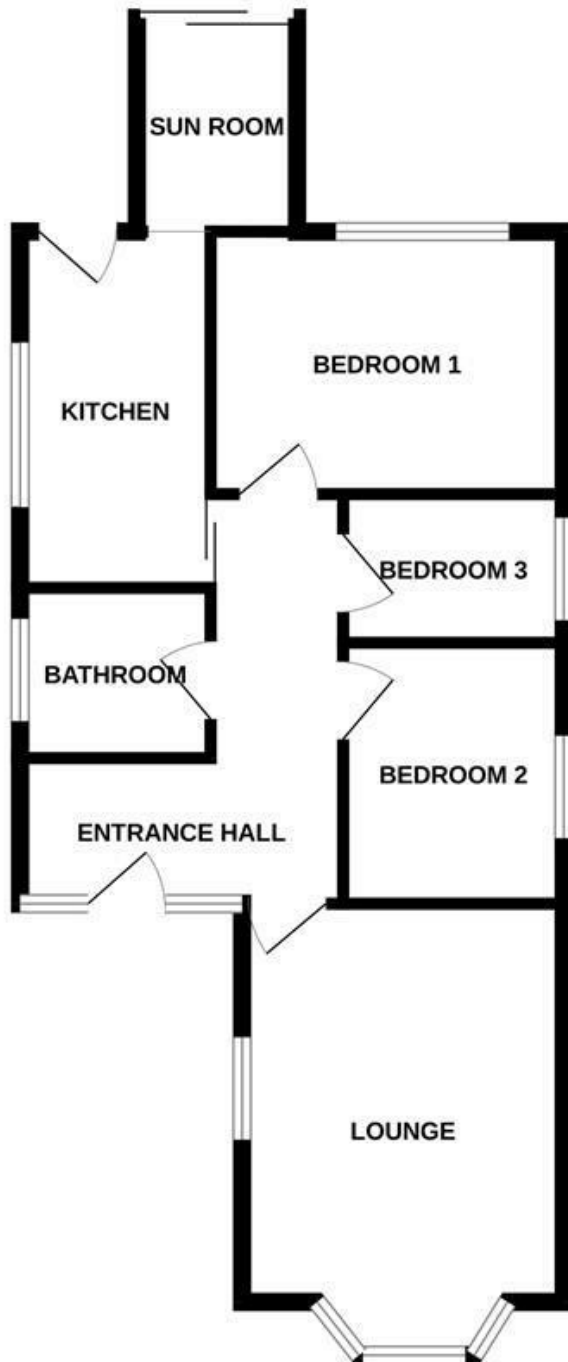
The rear garden has a fenced boundary and is laid to pavers and decorative stones.



GARDENS



GROUND 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

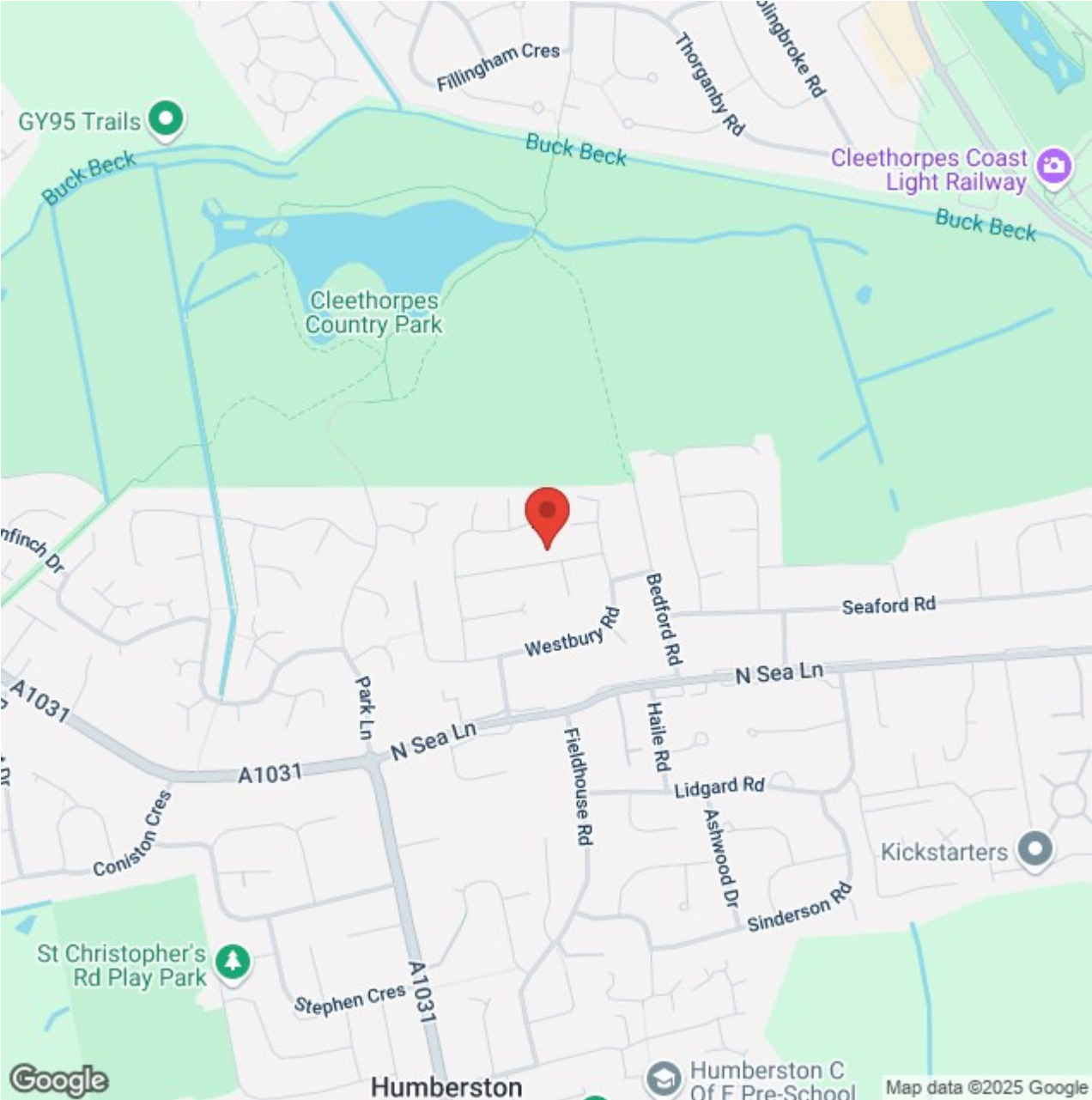
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



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 CAN OFFER INDEPENDENT MORTGAGE ADVICE

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

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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