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Estate Agents - Valuers

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PROPERTY FOR SALE
5 CLAYMORE CLOSE, CLEETHORPES

PURCHASE PRICE £94,995 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£94,995
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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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.



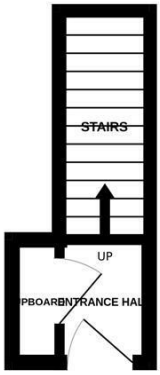
OUTSIDE

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

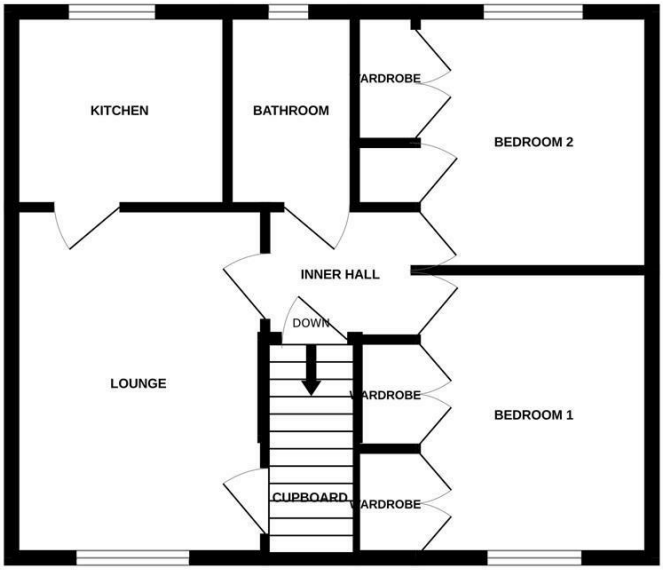
GARAGE

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

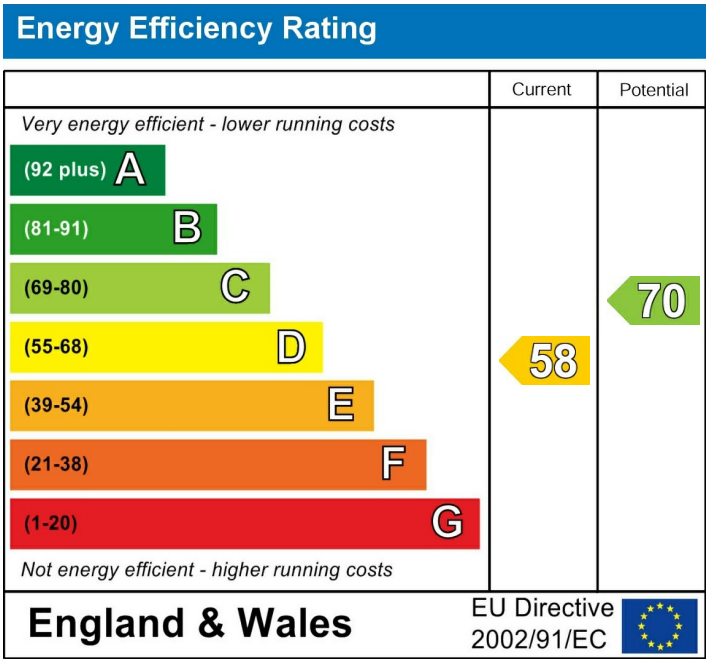
GROUND FLOOR

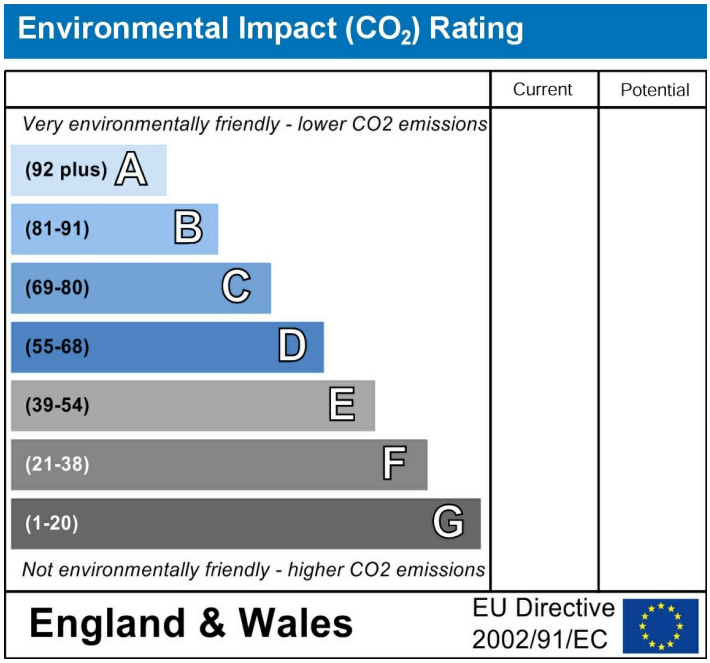


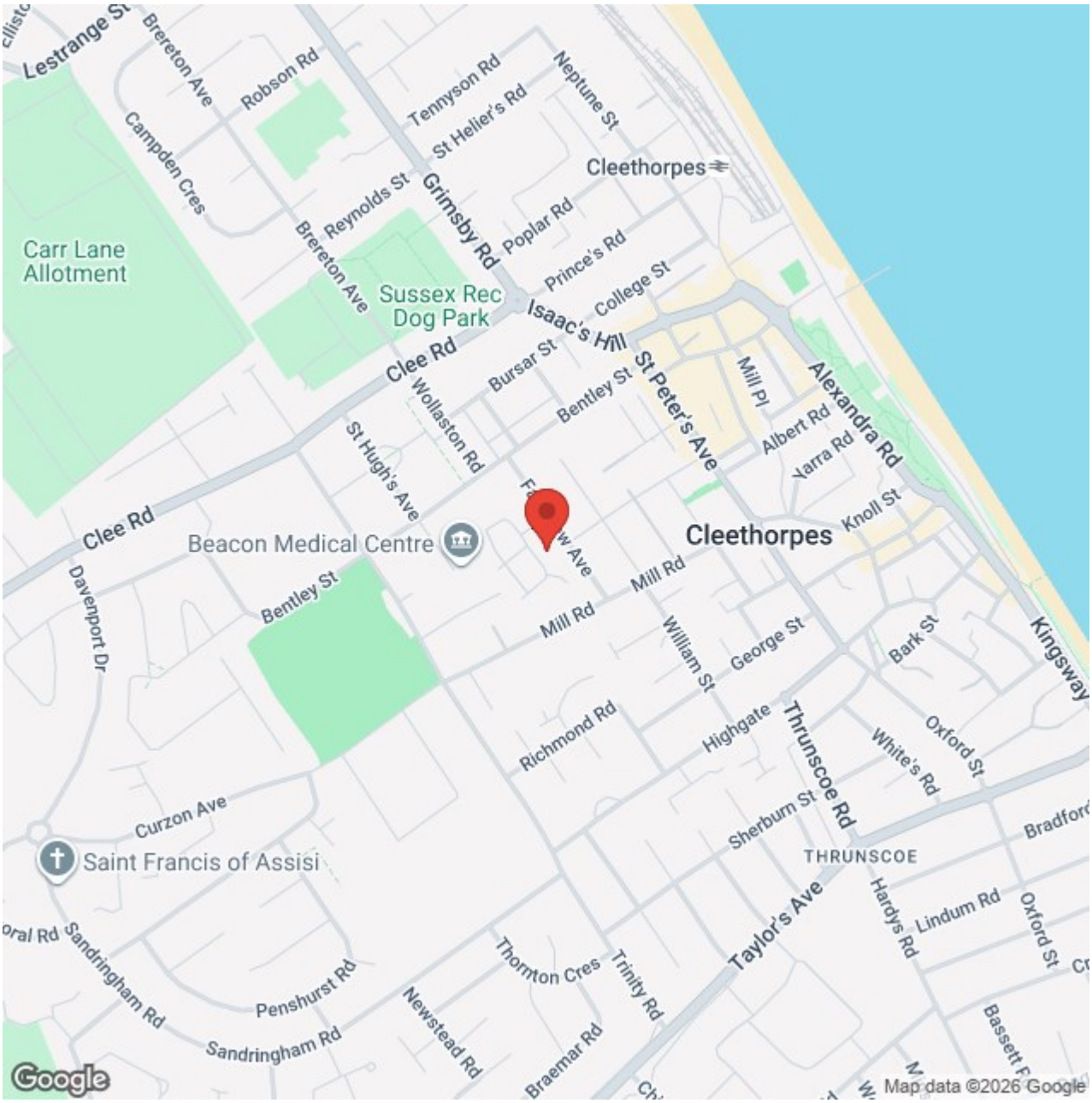
1ST FLOOR



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
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
70
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) 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


Lestrange St
Brereton Ave
Robson Rd
Campden Cres
Tennyson Rd
St Helier's Rd
Neptune St
Cleethorpes
Reynolds St
Grimsby Rd
Poplar Rd
Prince's Rd
College St
Carr Lane Allotment
Sussex Rec Dog Park
Isaac's Hill
Bursar St
Clee Rd
Wollaston Rd
Bentley St
St Peter's Ave
Mill Pl
Albert Rd
Yarra Rd
Alexandra Rd
St Hugh's Ave
Knoll St
Beacon Medical Centre
Davenport Dr
Mill Rd
William St
George St
Bark St
Kingsway
Richmond Rd
Highgate
Thrunscoe Rd
White's Rd
Oxford St
Curzon Ave
Saint Francis of Assisi
Sherburn St
THRUNSCOE
Taylor's Ave
Hardys Rd
Lindum Rd
Sandringham Rd
Penshurst Rd
Thornton Cres
Trinity Rd
Newstead Rd
Braemar Rd
Google
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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.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-
Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% Inclusive of VAT (i.e. 10% + V.A.T.) Call us if you are interested.

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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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland