

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

36 EDWARD STREET, CLEETHORPES

PURCHASE PRICE £150,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£150,000

TENURE

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



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36 EDWARD STREET, CLEETHORPES

Nestled on Edward Street in the charming coastal town of Cleethorpes, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a lucrative Airbnb investment. Offered for sale with no chain, this property is ideally situated just a stone's throw from the seafront and local amenities, making it a perfect choice for those who appreciate the vibrant lifestyle that coastal living offers.

Upon entering, you are welcomed into a lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the fabulous kitchen/diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings or social occasions.

The property features two double bedrooms, ensuring comfort and privacy for all occupants. The well-appointed bathroom adds to the convenience of this lovely home.

Additional highlights include double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating for those cooler months. The rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting barbecues.

With its prime location and appealing features, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this home has to offer.

LOUNGE

12'9 x 12'11 (3.89m x 3.94m)

Through a composite front door into the lounge with a u.PVC double glazed walk-in bay window, a timber mantle, a central heating radiator, laminate to the floor and a light to the ceiling.



LOUNGE

INNER HALL

With stairs to the first floor accommodation, laminate to the floor and a light to the ceiling.

36 EDWARD STREET, CLEETHORPES

KITCHEN-DINER

16'11 x 12'11 (5.16m x 3.94m)

The kitchen area with a range of white wall and base units, contrasting work surfaces and up stands, a grey sink unit with a chrome mixer tap. An electric hob and oven, an integrated fridge/freezer, plumbing for a washing machine and dishwasher. U.PVC double glazed French doors with side windows, Laminate to the floor and a light to the ceiling.

The dining area with a built in storage cupboard, a central heating radiator, laminate to the floor and spotlights to the ceiling.



KITCHEN-DINER



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a light and loft access to the ceiling.

36 EDWARD STREET, CLEETHORPES

BEDROOM 1

12'11 x 12'1 (3.94m x 3.68m)

This double bedroom to the front of the property with two u.PVC double glazed windows, a central heating radiator and spotlights to the ceiling.



BEDROOM 1



BEDROOM 2

10'8 x 7'7 (3.25m x 2.31m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a built in cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



BATHROOM

7'3 x 5'4 (2.21m x 1.63m)

The bathroom with a white suite comprising of a P-Shaped bath, chrome taps, a plumbed shower and a glass shower screen, a vanity sink unit with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls, a chrome ladder style radiator, a tiled floor and a light to the ceiling.

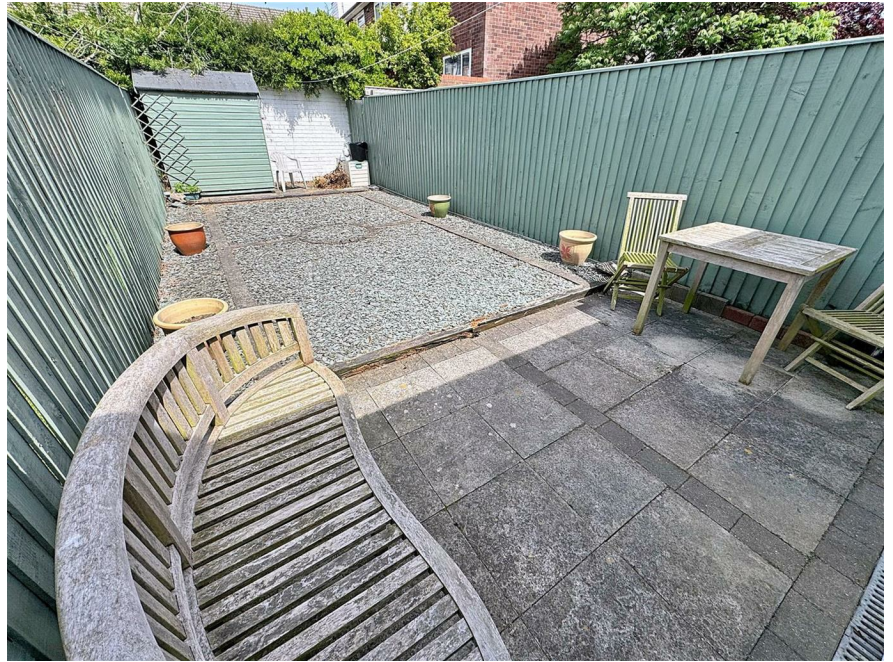


36 EDWARD STREET, CLEETHORPES

OUTSIDE

The front garden has a fenced boundary to one side and laid to block-paving for off road parking.

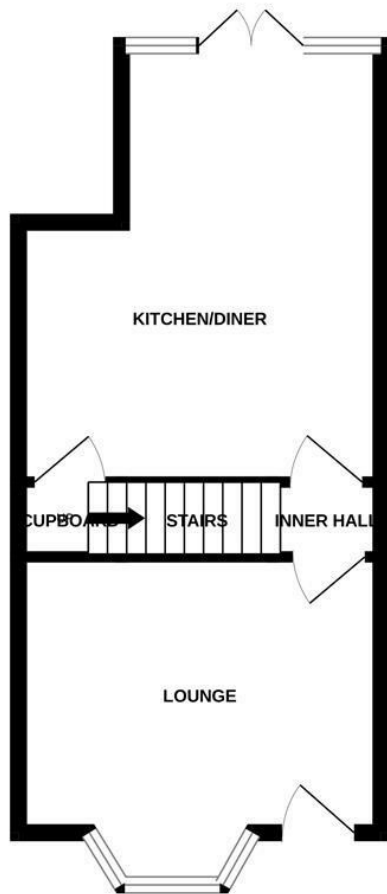
The rear garden has a fenced boundary and is mainly laid to decorative chippings with a patio area and a timber shed.



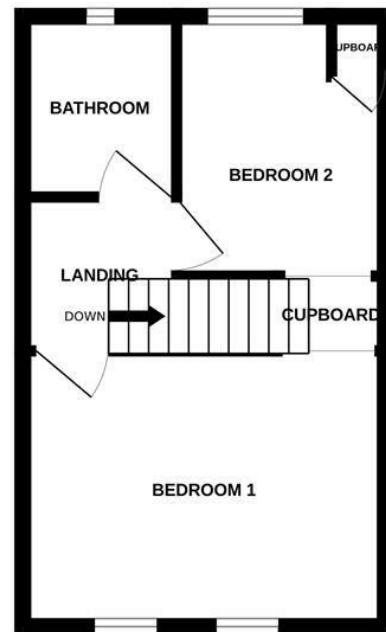
OUTSIDE



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		
	72	82

England & Wales

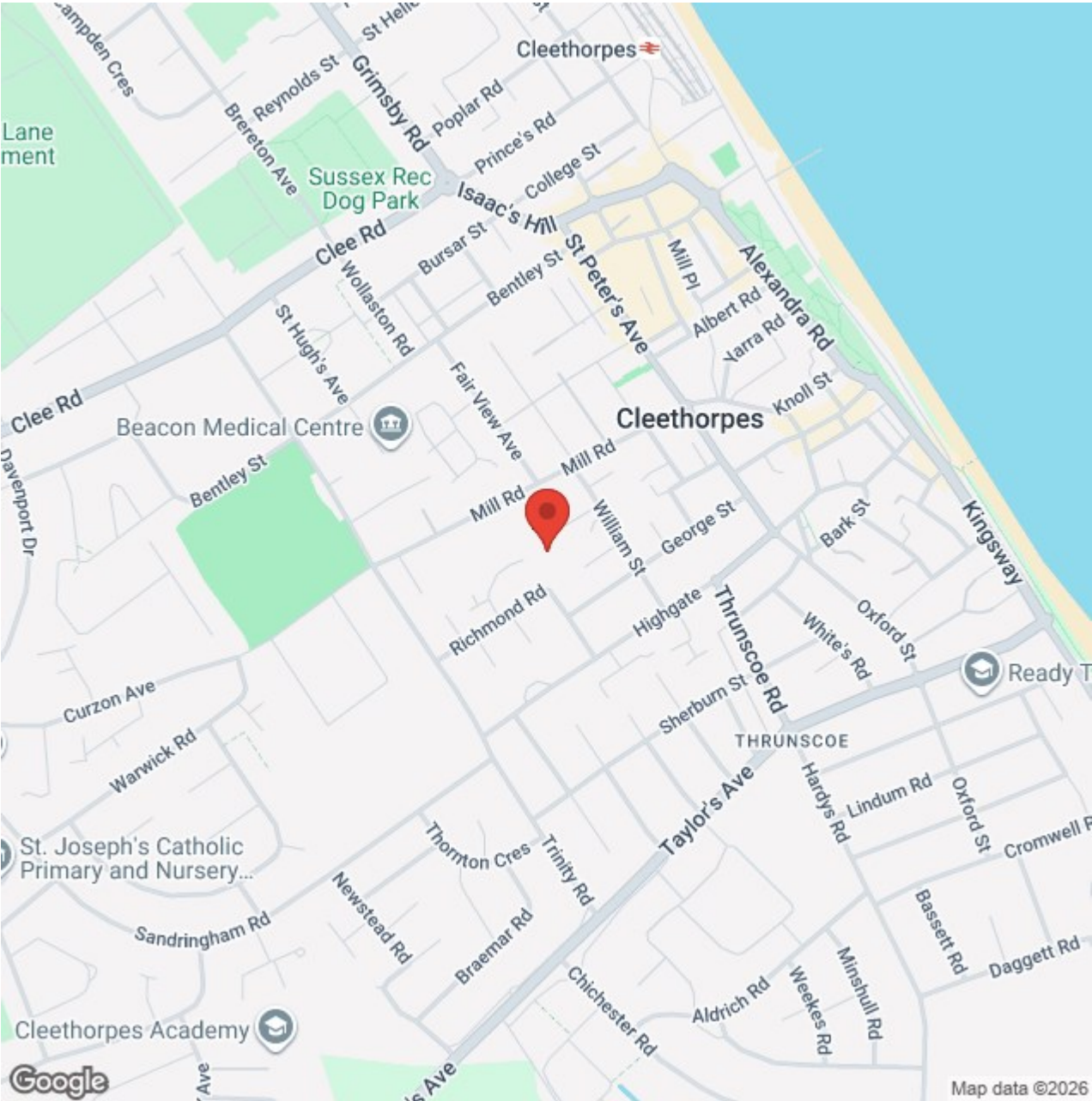
EU Directive 2002/91/EC

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.

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.

MORTGAGE ADVICE

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