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PROPERTY FOR SALE
20 FRANKLAND PLACE, CLEETHORPES

PURCHASE PRICE £124,950 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£124,950
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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20 FRANKLAND PLACE, CLEETHORPES

Nestled in the charming area of Frankland Place, Cleethorpes, this delightful terraced house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into an entrance hall that leads to two inviting reception rooms. The lounge is perfect for relaxing, while the dining room provides an ideal space for entertaining family and friends. The kitchen is conveniently located, making meal preparation a breeze.

The first floor boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. A family bathroom completes this level, ensuring all your needs are met.

The property features low maintenance gardens, allowing you to enjoy outdoor space without the hassle of extensive upkeep. With double glazing throughout and gas central heating, you can expect comfort and warmth all year round.

Situated close to local amenities and schools, this home is perfectly positioned for convenience. Whether you are looking for shops, parks, or educational facilities, everything you need is just a short distance away.

This terraced house in Cleethorpes is a fantastic opportunity for those seeking a comfortable and practical home in a friendly community. Don't miss your chance to view this property and envision your future here.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, a tiled floor and a light to the ceiling. There is a walk-in cupboard with shelving and a light.



20 FRANKLAND PLACE, CLEETHORPES

LOUNGE

12'9 into bay x 10'9 (3.89m into bay x 3.28m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a painted fire surround with a tiled back and hearth and a coal effect gas fire. A central heating radiator, a light, coving and a ceiling rose to the ceiling.



DINING ROOM

12'6 x 10'2 (3.81m x 3.10m)

With a u.PVC double glazed window, a central heating radiator, a light, coving and a ceiling rose to the ceiling.



20 FRANKLAND PLACE, CLEETHORPES

KITCHEN

15'3 x 5'5 decreasing to 7'4 (4.65m x 1.65m decreasing to 2.24m)

With a range of white wall and base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a gas hob with a stainless steel extractor fan above. A u.PVC double glazed window and door, a central heating radiator, a tiled floor and spotlights to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a central heating radiator, a light, coving and loft access to the ceiling.

20 FRANKLAND PLACE, CLEETHORPES

BATHROOM

7'5 x 6'7 (2.26m x 2.01m)

The bathroom comprising of a panelled bath, chrome taps and a plumbed shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, the walls are part tiled and part wood panelled, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

10'6 x 13'5 (3.20m x 4.09m)

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



BEDROOM 2

12'5 x 10'2 (3.78m x 3.10m)

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



BEDROOM 3

7'8 x 9'9 (2.34m x 2.97m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



20 FRANKLAND PLACE, CLEETHORPES

OUTSIDE

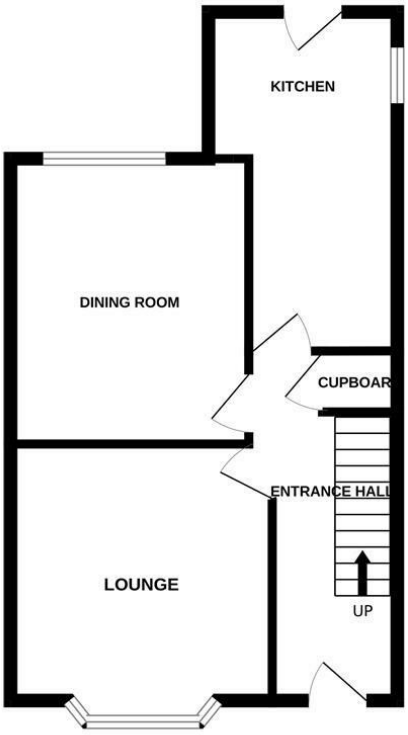
The front garden has a low walled boundary and is laid to concrete and decorative stones. There is a u.PVC double glazed door which takes into the alley leading to the rear garden. The rear garden has a walled and fenced boundary and is laid to pavers for ease of maintenance and there is a timber summer house.



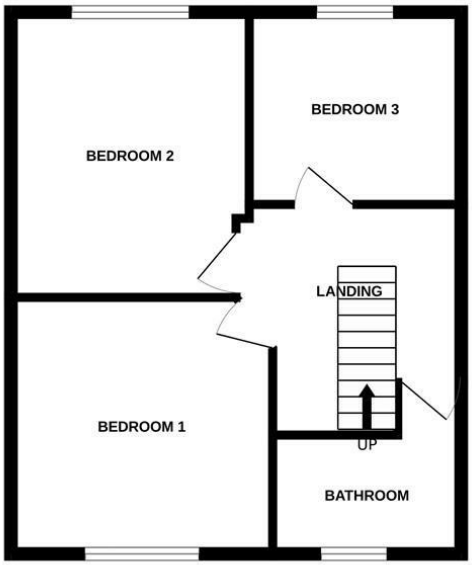
OUTSIDE



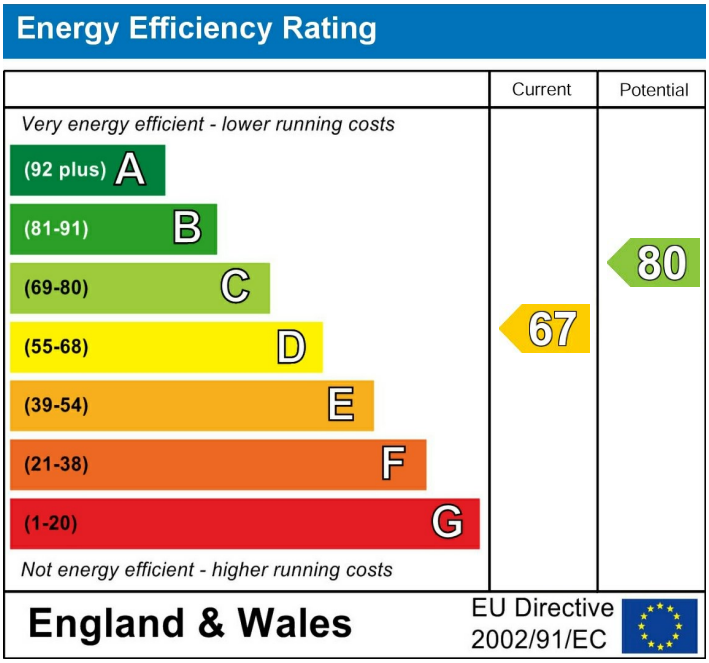
GROUND FLOOR

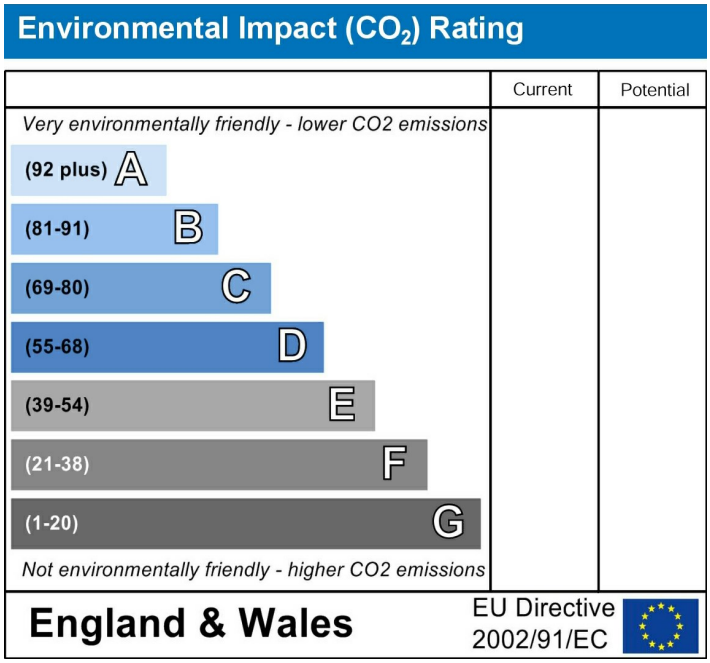


1ST FLOOR



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
67
80
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


Taylor St
Phelps St
Harrington St
Grimsby Rd
Sidney St
Grimsby Town Football Club
Sussex St
Daubney St
Barcroft St
Lovett St
Tiverton St
Blundell Ave
Hart St
Combe St
Ward St
Neville St
Fuller St
Warneford Rd
Grimsby Rd
Humber View Point Cleethorp
North Pror
Park View
Brereton Ave
Clee Medical Centre
Sidney Park
Queen Mary Ave
Elliston St
Lestrange St
Brereton Ave
Robson Rd
Campden Cres
Tennyson Rd
St Helier's Rd
Neptune St
Cleethorpes
Dugard Rd
Havelock Academy
Carr Lane Allotment
Reynolds St
Grimsby Rd
Poplar Rd
Prince's Rd
College St
Isaac's Hill
Brereton Ave
Sussex Rec Dog Park
Carr Ln
Lichfield Rd
Clee Rd
Bursar St
Bentley St
St Peter's Ave
Wollaston Rd
St Hugh's Ave
Fair View
OLD CLEE
Clee Rd
Beacon Medical Centre
Google
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ADDITIONAL NOTES

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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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