

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

4 HEYTHROP ROAD, CLEETHORPES

PURCHASE PRICE £270,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£270,000

TENURE

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



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4 HEYTHROP ROAD, CLEETHORPES

Nestled on Heythrop Road in the charming coastal town of Cleethorpes, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable home close to local amenities and the seafront. Offered for sale with no chain, this property is perfect for families or individuals looking to settle in a peaceful yet convenient location.

Upon entering, you are greeted by an entrance hall with a convenient WC off, a well-proportioned lounge/diner, ideal for both relaxation and entertaining. The fitted kitchen/breakfast room provides a functional space for culinary pursuits, while the inner hall connects to two spacious double bedrooms and a single bedroom, offering ample accommodation for family or guests. A shower room completes the living space, ensuring convenience for everyday life.

The bungalow benefits from modern features such as u.PVC double glazing and gas central heating, providing warmth and comfort throughout the year. Outside, you will find a detached garage and off-road parking. The front and rear gardens offer a lovely outdoor space, perfect for enjoying the fresh air or tending to your plants.

While the property is in need of some updating, it presents a fantastic canvas for those looking to add their personal touch and create their dream home. With its prime location and potential, this bungalow is not to be missed. Arrange a viewing today to fully appreciate all that this property has to offer.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel, a central heating radiator, a light and coving to the ceiling.

WC

2'5 x 5'1 (0.74m x 1.55m)

With a toilet, a wall mounted corner sink with chrome taps. A u.PVC double glazed window, part tiled walls, vinyl to the floor, a light and coving to the ceiling.

LOUNGE

14'8 x 13'0 decreasing to 12'10 (4.47m x 3.96m decreasing to 3.91m)

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



4 HEYTHROP ROAD, CLEETHORPES

LOUNGE



DINING AREA

14'8 x 7'6 (4.47m x 2.29m)

The dining area with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



DINING AREA



KITCHEN/BREAKFAST ROOM

13'1 x 8'3 (3.99m x 2.51m)

With a range of wall and base units, contrasting work surfaces and tiled splash backs, a cream sink unit with a cream mixer tap. An electric hob and oven with a housed extractor fan above, an integrated fridge/freezer and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and a light to the ceiling.



4 HEYTHROP ROAD, CLEETHORPES

KITCHEN/BREAKFAST ROOM



INNER HALL

With doors to bedrooms, bathroom and lounge, a light and loft access to the ceiling. An airing cupboard housing the central heating boiler.

SHOWER ROOM

5'1 x 7'0 (1.55m x 2.13m)

The shower room comprising of a shower enclosure with a plumbed shower, a vanity sink unit and a chrome mixer tap and a toilet. A u.PVC double glazed window, a chrome ladder style radiator, fully tiled walls, vinyl to the floor and a light to the ceiling.



4 HEYTHROP ROAD, CLEETHORPES

BEDROOM 1

10'3 x 11'10 - 9'10 to wardrobes (3.12m x 3.61m - 3.00m to wardrobes)

This double bedroom to the rear of the property with u.PVC double glazed French doors, fitted wardrobes, a central heating radiator, laminate to the floor and a light to the ceiling.



BEDROOM 1



4 HEYTHROP ROAD, CLEETHORPES

BEDROOM 2

10'10 x 10'6 (3.30m x 3.20m)

Another double bedroom with a u.PVC double glazed window, fitted wardrobes with sliding doors, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

6'6 x 9'8 (1.98m x 2.95m)

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



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GARAGE

17'1 x 9'10 (5.21m x 3.00m)

The detached brick garage with an up and over door, light and power within.



OUTSIDE

The front garden is open plan and is mainly laid to lawn with a concrete path and drive. The drive leads to double wrought iron gate and then to the garage and rear garden.

The rear garden has a fenced boundary and is laid to lawn with established borders and a patio area.



4 HEYTHROP ROAD, CLEETHORPES

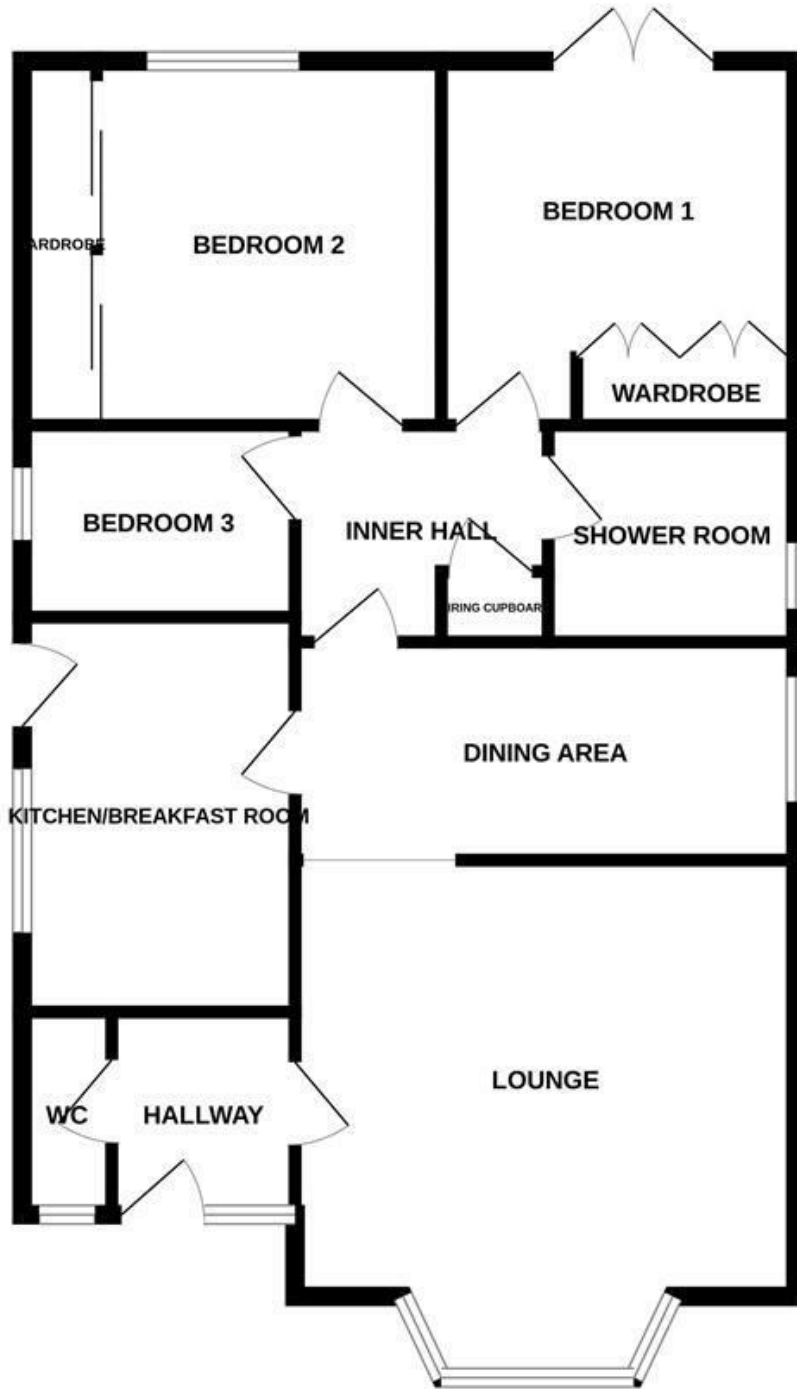
OUTSIDE



OUTSIDE




GROUND FLOOR




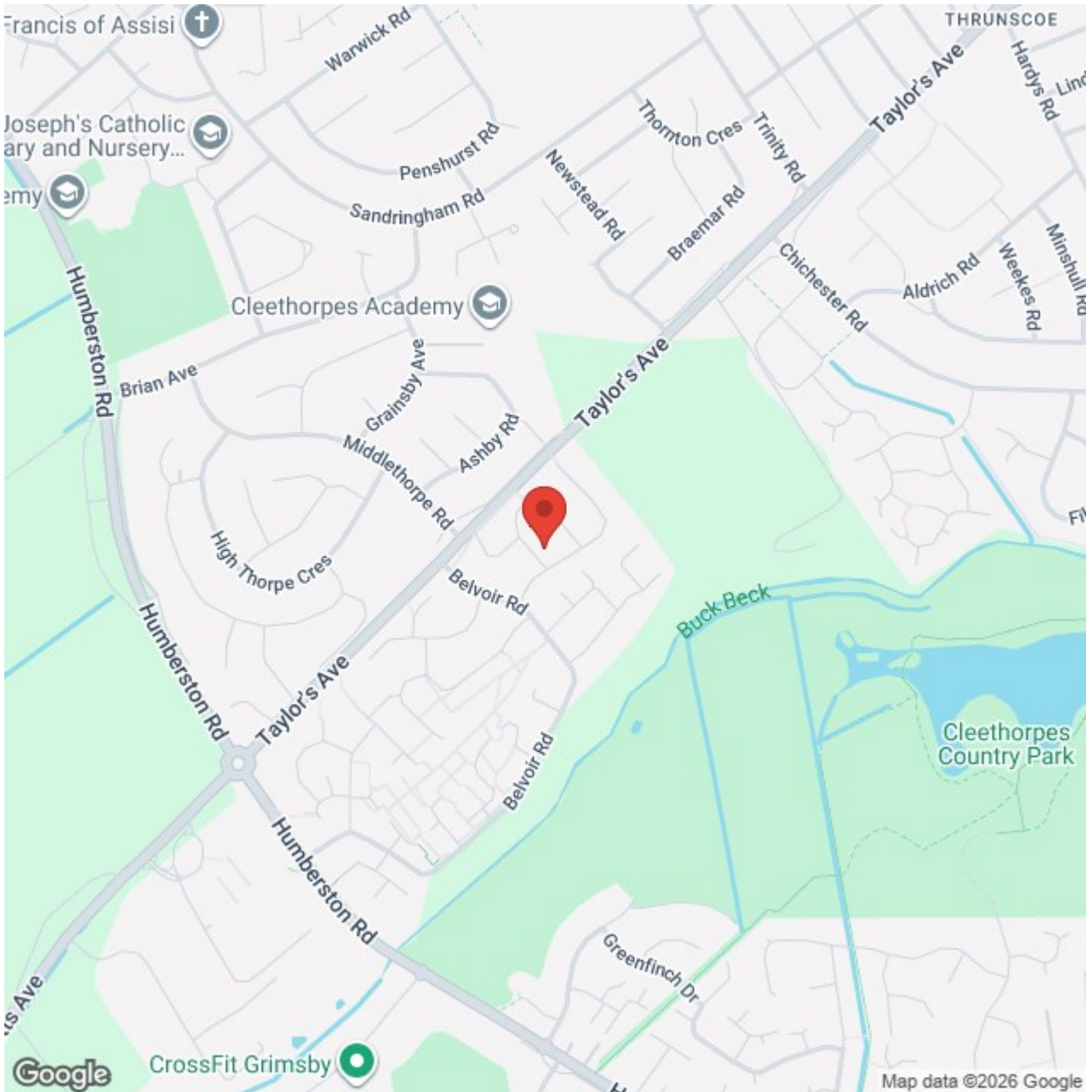
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 | 72 | 77 |
| (55-68) D | | |
| (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 CO ₂ 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 CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



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.

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

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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