

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

42 ITTERBY CRESCENT, CLEETHORPES

PURCHASE PRICE £209,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£209,950

TENURE

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



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42 ITTERBY CRESCENT, CLEETHORPES

Nestled in the desirable Itterby Crescent of Cleethorpes, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no chain, this property is ideally situated close to local amenities and schools, making it perfect for families or those looking to downsize.

Upon entering, you are welcomed into the entrance hall that leads to a convenient WC. The generous lounge/diner provides a lovely space for relaxation and entertaining, while the kitchen/breakfast room offers practicality for everyday living. An inner hall connects to three well-proportioned bedrooms, ensuring ample space for family or guests. The bungalow also features a wet room, adding to its functionality.

This property boasts double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find a detached garage and parking for two to three cars, a rare find in this area. The well-maintained rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons, while the low-maintenance front garden and drive enhance the property's appeal.

Although the bungalow is in need of some updating, it presents a wonderful canvas for personalisation, allowing you to create your dream home. With its prime location and spacious layout, this bungalow is a must-see for anyone looking to invest in a property with great potential in Cleethorpes.

ENTRANCE HALL

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

WC

4'6 x 4'3 max (1.37m x 1.30m max)

LOUNGE/DINER

20'3 x 14'6 (6.17m x 4.42m)

With two u.PVC double glazed windows, two central heating radiators, a gas fire sat on a marble effect hearth and a wall light. Two lights and coving to the ceiling.



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LOUNGE/DINER



KITCHEN

12'5 x 8'5 (3.78m x 2.57m)

With a range of light oak wall and base units, contrasting work surfaces, a cream sink unit with a chrome mixer tap. A housed gas double oven, a gas hob with a housed extractor fan above and an integral dishwasher. A u.PVC double glazed window and door, part tiled walls, a central heating radiator, two lights and coving to the ceiling.



KITCHEN

INNER HALL

5'10 x 5'0 (1.78m x 1.52m)

The inner hall with doors to bedrooms, wet room and lounge, a light and loft access to the ceiling. The central heating boiler is located in the loft.

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WET ROOM

6'9 x 4'11 (2.06m x 1.50m)

The wet room with an Aqualisa shower, a wall mounted cabinetised sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, PVC boarding to the walls, a chrome ladder style radiator and spotlights to the ceiling.



BEDROOM 1

10'1 to wardrobes x 10'1 (3.07m to wardrobes x 3.07m)

This double bedroom with a u.PVC double glazed window, a range of fitted wardrobes, overhead cabinets, bedside tables and a dressing table. A central heating radiator, a light and coving to the ceiling.



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BEDROOM 1



BEDROOM 2

10'6 x 9'0 (3.20m x 2.74m)

Another double bedroom with a u.PVC double glazed tilt and slide patio door, a central heating radiator, a light and coving to the ceiling.



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BEDROOM 2



BEDROOM 3

9'6 x 4'8 to wardrobes (2.90m x 1.42m to wardrobes)

With a u.PVC double glazed window, a range of built in wardrobes with sliding doors, a central heating radiator and a light to the ceiling.



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GARAGE

23'4 x 8'10 (7.11m x 2.69m)

A concrete sectional detached garage with an electric roller door, a side window, light and power within.



OUTSIDE

The front garden is open and is laid to block-paving with two square borders with established plants and shrubs. A resin and concrete drive leading to the garage and rear garden.

The rear garden has a fenced boundary and is laid to lawn with a concrete patio area and there is an outside tap.

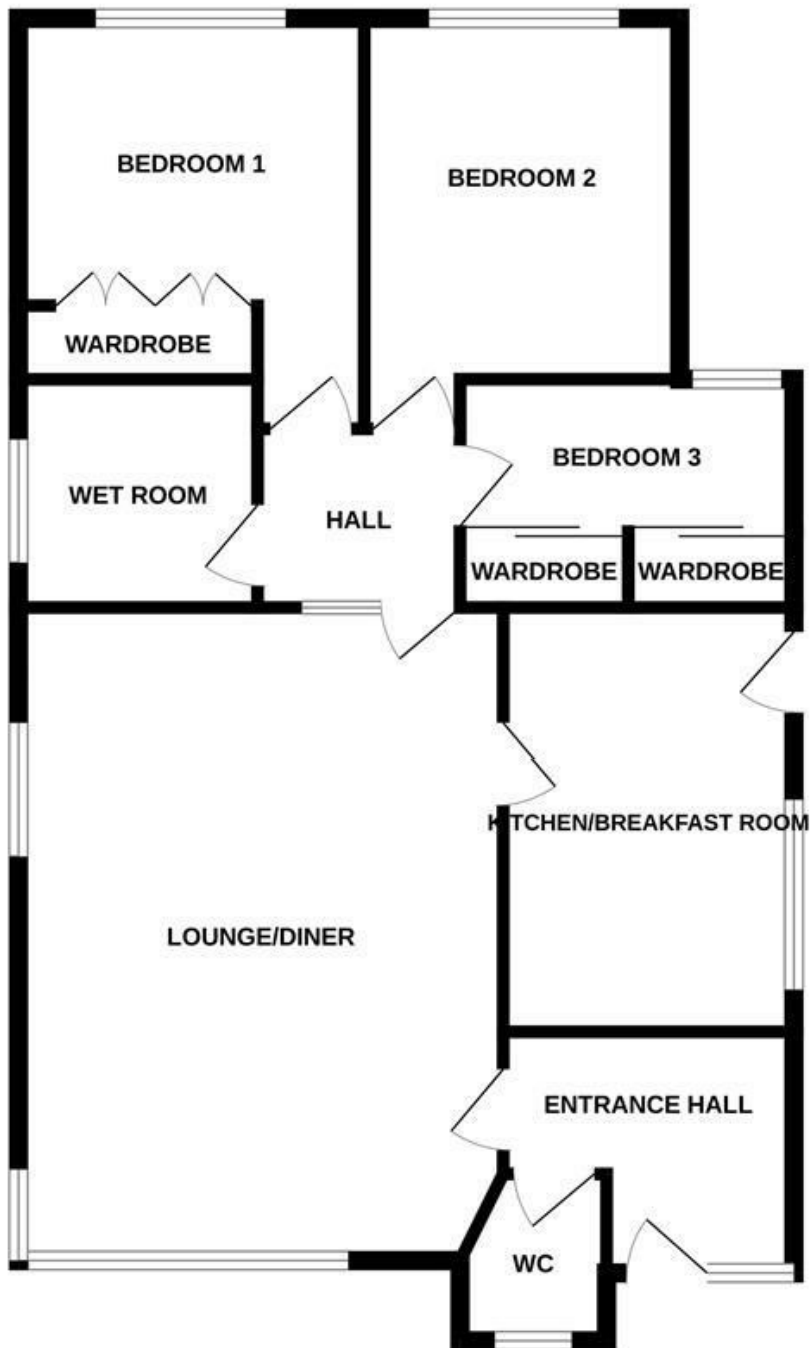


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OUTSIDE



GROUND FLOOR



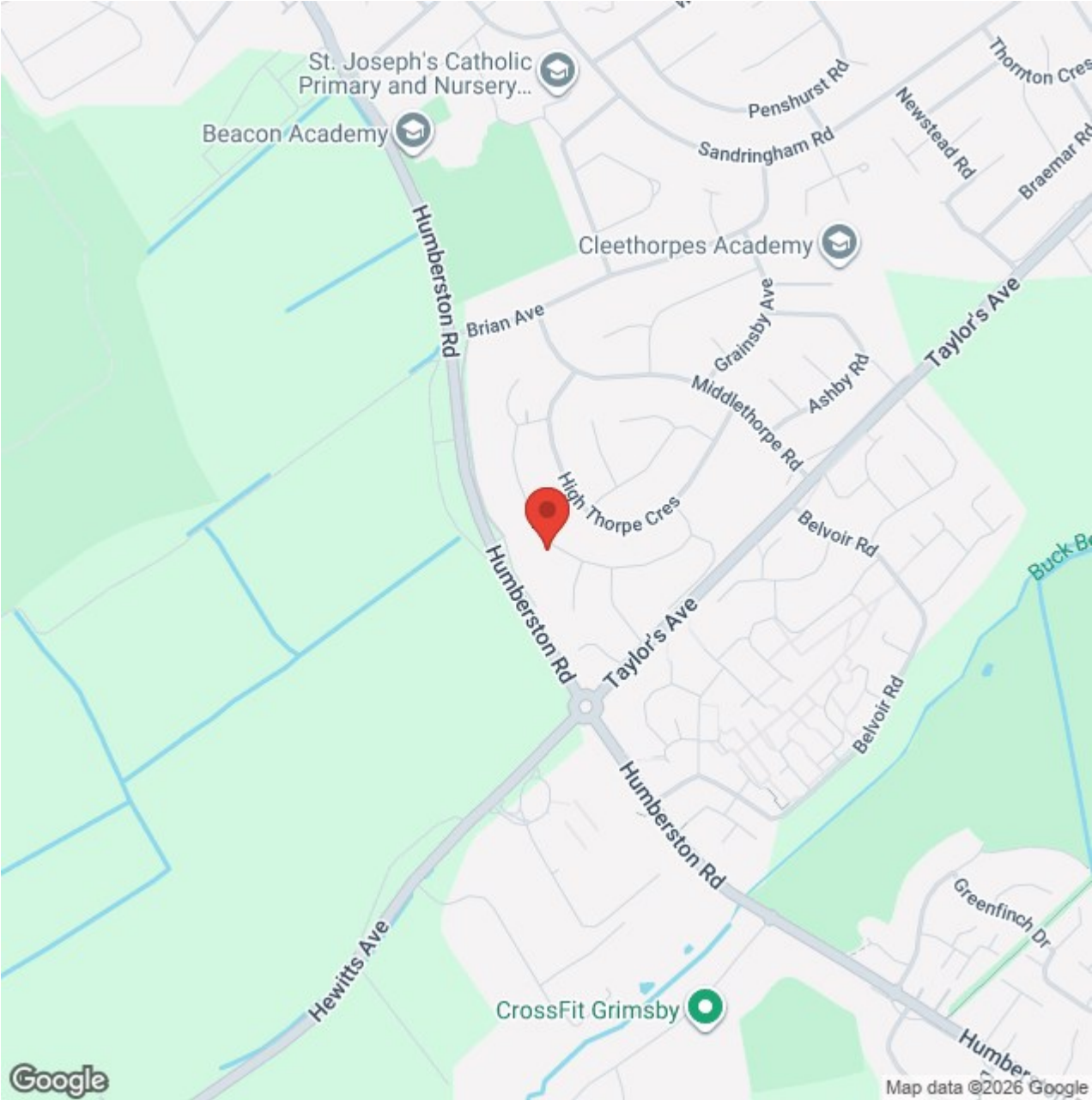
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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 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

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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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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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