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Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE
83 SUSSEX STREET, CLEETHORPES

PURCHASE PRICE £90,000 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£90,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

The Property Ombudsman
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83 SUSSEX STREET, CLEETHORPES

Nestled in the charming area of Sussex Street, Cleethorpes, this delightful end terrace house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Offered for sale with no chain, this property is ready for you to move in or rent out without delay.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The inviting lounge flows seamlessly into the dining room, which opens up to the kitchen, creating a warm and welcoming atmosphere for family gatherings. The downstairs bathroom features a four-piece suite, ensuring convenience for all residents.

Upstairs, you will find three double bedrooms, perfect for accommodating family or guests. Additionally, a separate WC adds to the practicality of the layout. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year.

Outside, the low-maintenance front garden enhances the property's appeal, while a concrete driveway offers parking for up to three vehicles, leading to a double garage for extra storage or workshop space.

This end terrace house is not only a lovely home but also an ideal investment property. With its attractive features and potential for rental income, this property is certainly worth considering. Don't miss out on the chance to make this house your own.

LOUNGE
12'1 x 12'5 (3.68m x 3.78m)
Through a composite door into the lounge with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

INNER HALL
With stairs to the first floor accommodation, doors to lounge and dining room.

DINING ROOM

11'8 x 9'6 (3.56m x 2.90m)

With a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling. There is an under stairs storage cupboard.

DINING ROOM

KITCHEN

14'4 x 7'5 (4.37m x 2.26m)

The kitchen with grey painted wall and base units, contrasting work surfaces incorporating a black sink unit with a black mixer tap. An integral electric oven, an electric hob with a housed extractor fan above and there is plumbing for a dishwasher. A u.PVC double glazed window and door, tiled splash backs, vinyl to the floor and lights to the ceiling.

KITCHEN

BATHROOM

8'6 x 7'5 (2.59m x 2.26m)

The bathroom comprising of a panelled bath, chrome taps, a pedestal wash hand basin with a chrome mixer tap and a toilet. There is a separate shower enclosure with a plumbed shower. A u.PVC double glazed window, part tiled walls, the wall mounted central heating boiler, a white ladders style radiator, plumbing for a washing machine, a tiled floor and a light to the ceiling.

LANDING

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

BEDROOM 1

11'9 x 12'5 (3.58m x 3.78m)

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

BEDROOM 2

11'9 x 7'10 (3.58m x 2.39m)

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

BEDROOM 3

12'10 x 7'4 (3.91m x 2.24m)

The this 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.

WC

4'3 x 1'9 (1.30m x 0.53m)

With a pedestal wash hand basin, a chrome mixer tap and a toilet. Part tiled walls, vinyl to the floor and a light to the ceiling.

GARAGE

22'11 x 20'6 (6.99m x 6.25m)

The brick built double garage with wooden double doors and there is light and power within.

83 SUSSEX STREET, CLEETHORPES

GARAGE

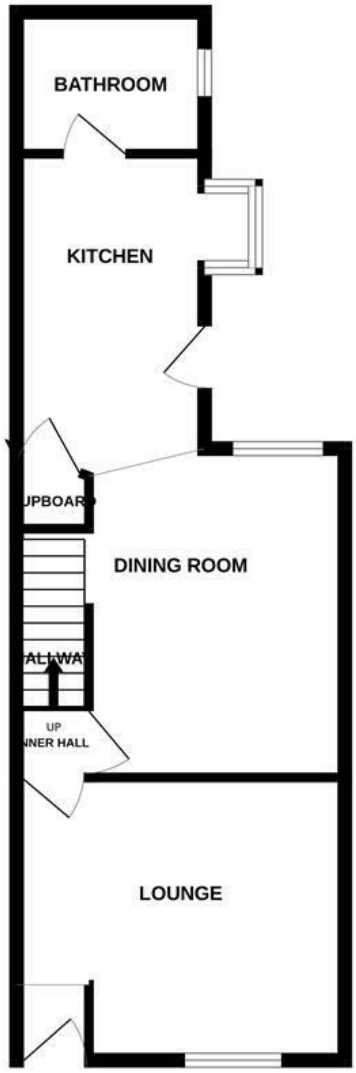
OUTSIDE

The front garden has a walled boundary with a wrought iron gate and is laid to concrete for ease of maintenance. The drive with two sets of wrought iron gates leads to the garage and is laid to concrete.

83 SUSSEX STREET, CLEETHORPES

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

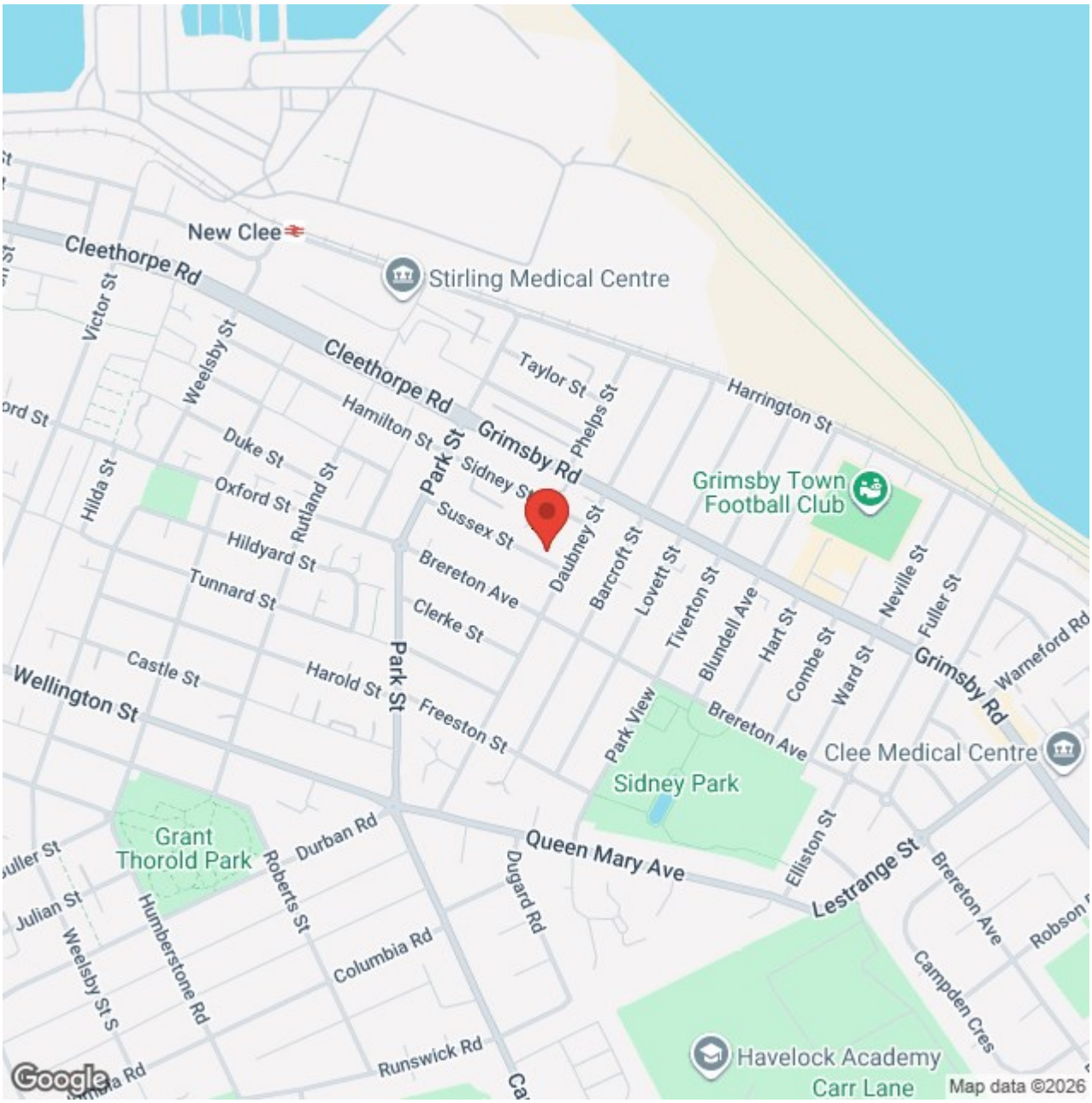
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (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



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.

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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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