



22 Mill Place Cleethorpes, North East Lincolnshire DN35 8ND

Nestled in the heart of central Cleethorpes just a short stroll from the promenade, beach, cafes, bars and restaurants, this charming TWO BEDROOM SEMI-DETACHED home offers the perfect blend of coastal living and convenience. The property benefits from gas central heating and uPVC double glazing throughout. Internally there are two well-proportioned reception rooms, a modern fitted kitchen, and a ground floor bathroom, while to the first floor are two generous double bedrooms. Outside, a courtyard-style garden to the side provides a low-maintenance outdoor space complete with a shed and off-road parking. Offered for sale with NO FORWARD CHAIN, viewing recommended.

Chain Free £130,000

- CENTRAL CLEETHORPES LOCATION
- SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- EARLY VIEWING RECOMMENDED
- IDEAL FOR FIRST TIME BUYERS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the side of the property via a uPVC double glazed door leading into the lobby area.

LOBBY

Having wood effect laminate flooring with original doors leading to both reception rooms and carpeted stairs leading to first floor.

LOUNGE

11'11" x 11'10" (3.65 x 3.62)

Having a uPVC double glazed window to the front of the property with blinds fitted, carpeted flooring and radiator.



LOUNGE



DINING ROOM

11'11" x 10'4" (3.64 x 3.16)

To the centre of the property with a uPVC double glazed window to the side of the property with blinds fitted, wood effect laminate flooring, radiator and cupboard with under stair storage space.



DINING ROOM



KITCHEN

10'0" x 8'11" (3.07 x 2.72)

The kitchen benefits from cream wall and base units with contrasting wood effect worktops and cream tiled splash backs incorporating a stainless steel sink and drainer, an electric oven and hob with an extractor fan above and ample space for a washing machine and free-standing fridge freezer. Finished with wood effect laminate flooring, two uPVC double glazed windows with blinds fitted, downlighting to the ceiling and a radiator.



KITCHEN



BATHROOM

8'10" x 5'6" (2.70 x 1.70)

Benefitting from a white three piece suite comprising of; bath with electric shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with stone effect wall and floor tiles, downlighting, storage cupboard, radiator and a uPVC double glazed window to the rear.



BATHROOM



FIRST FLOOR

LANDING

Having continued carpeted flooring and original doors leading to the bedrooms.

BEDROOM ONE

13'5" x 11'11" (4.09 x 3.65)

To the front of the property with a uPVC double glazed window having blinds fitted, carpeted flooring, radiator and featuring the original cast iron fire grate to the chimney breast.



BEDROOM ONE



BEDROOM TWO

11'11" x 10'4" (3.64 x 3.15)

The second double bedroom is to the rear of the property with a uPVC double glazed window with blind fitted, built in storage shelves, carpeted flooring and radiator.



OUTSIDE

GARDEN

Having double wrought iron gates leading to the off road parking and courtyard style side garden is low maintenance, with a timber shed and small lawn area.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -

EPC -

VIEWING ARRANGEMENTS

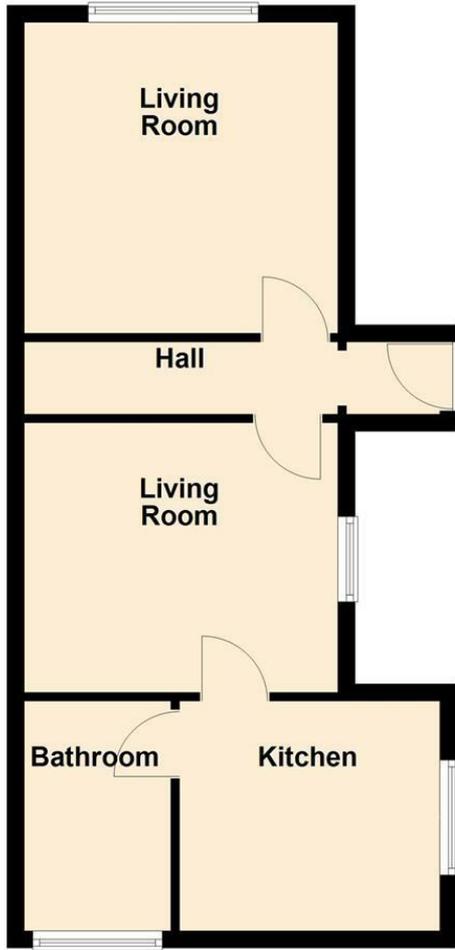
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

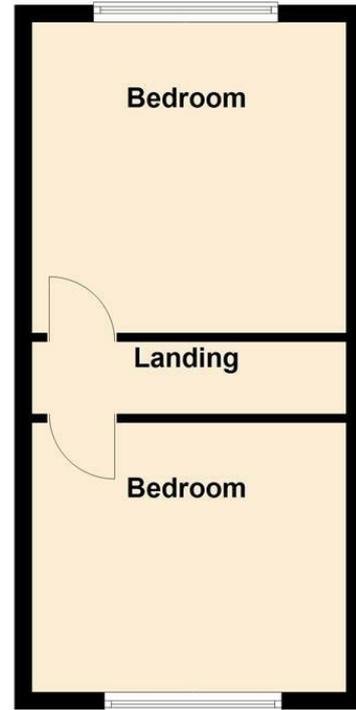
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)

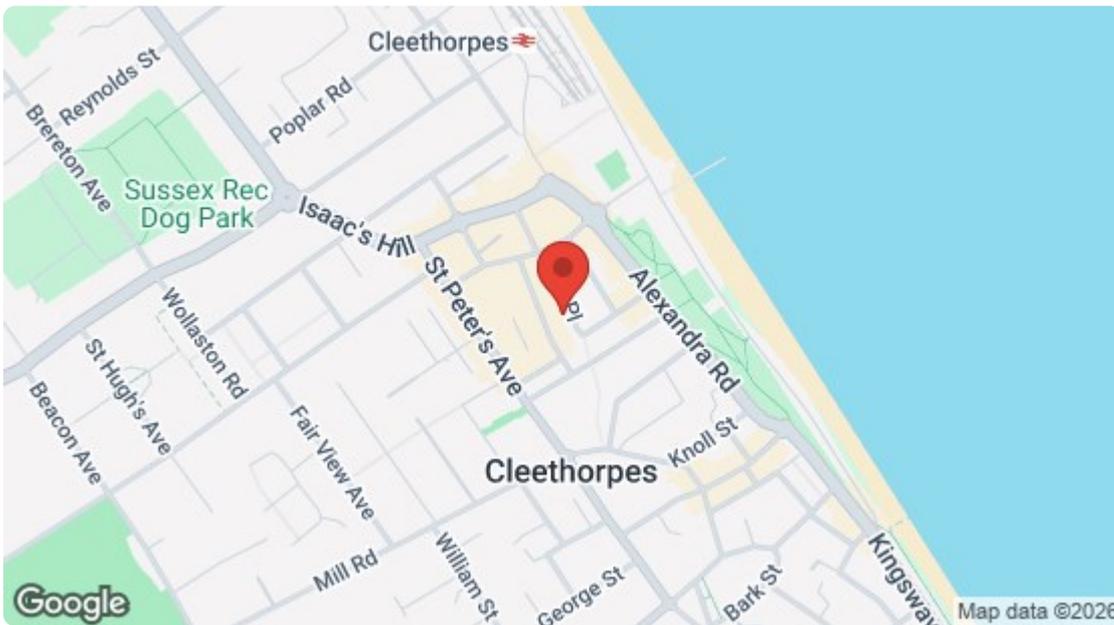


First Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



Total area: approx. 72.0 sq. metres (774.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 57 | |
| (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 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 | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.