



## 15 Caenby Road Cleethorpes, DN35 0JT

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW situated in the popular residential area of Cleethorpes close to all local amenities, good bus routes and the sea front with its cafes, bars and restaurants. The property is in need of general modernisation and benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen, sunroom, lounge, two double bedrooms and bathroom. Enjoying pleasant gardens with a driveway providing off road parking leading to the detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £150,000**

- CENTRAL CLEETHORPES LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- SUNROOM
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- FRONT & REAR GARDEN
- IN NEED OF MODERNISATION
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door.

### HALLWAY

The reception hallway has coving to ceiling, carpeted flooring and radiator.



### LIVING ROOM

11'10" x 16'0" (3.63 x 4.89)

The good sized lounge has a double glazed window to the front elevation, carpeted flooring, coving to ceiling and a radiator. The main focal point of this room is the york stone fire surround.



### KITCHEN

8'8" x 11'5" (2.66 x 3.48)

The kitchen benefits from white wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink with drainer and ample space for slot in cooker. Finished with window to rear and vinyl flooring. Door leading to the sunroom.



### KITCHEN



## SUNROOM

5'10" x 11'5" (1.79 x 3.48)

The handy addition is brick base with uPVC double glazed windows and French doors leading into the garden. Finished with laminate flooring.,



## BEDROOM ONE

11'10" x 10'0" (3.62 x 3.07)

The first double bedroom has uPVC double glazed window to the rear aspect of the property, carpeted ,coving to ceiling, radiator and a range of fitted wardrobes.



## BEDROOM ONE



## BEDROOM TWO

11'5" x 8'6" (3.48 x 2.60)

The second bedroom is to the front of the property with uPVC double glazed window, carpeted flooring and radiator fitted.



## BATHROOM

5'5" x 7'10" (1.66 x 2.40)

Fitted with a suite comprising a panelled bath, a pedestal wash hand basin and low flush wc. The walls are part tiled, double glazed window, radiator and wall mounted cupboard with mirror



## THE GARDENS

The property sits back from the road with a low walled front boundary and double wrought iron access gates leading to the paved driveway which provides ample off road parking. The front garden has mature planting to the borders and is paved for low maintenance. The private rear garden has a mixture of hedging and fencing to the boundaries and is mainly laid to lawn with mature planting to the borders.



## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

## 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.

## OPENING TIMES

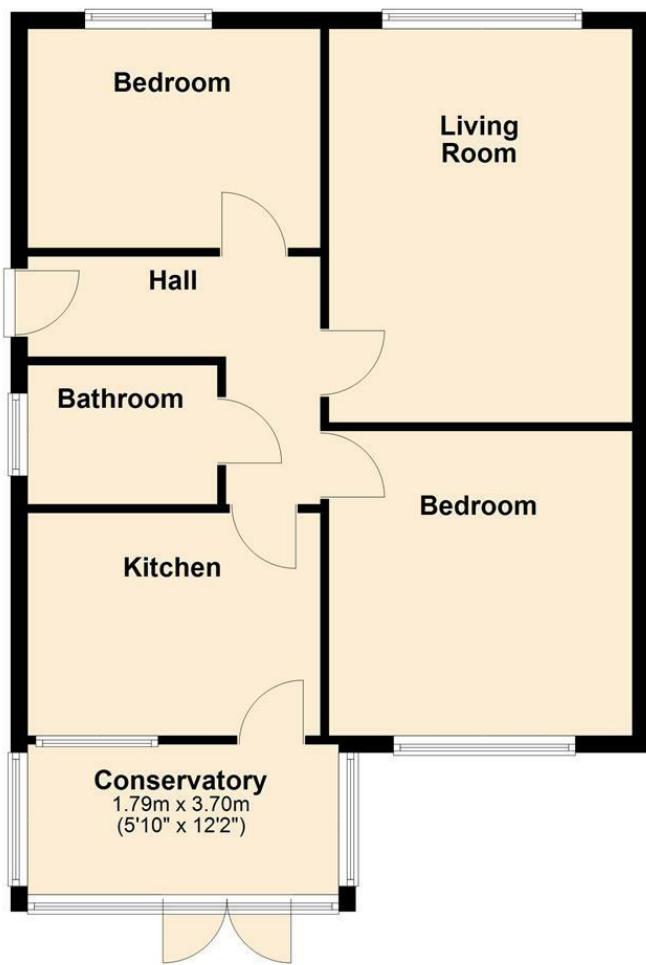
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## VIEWING ARRANGEMENTS

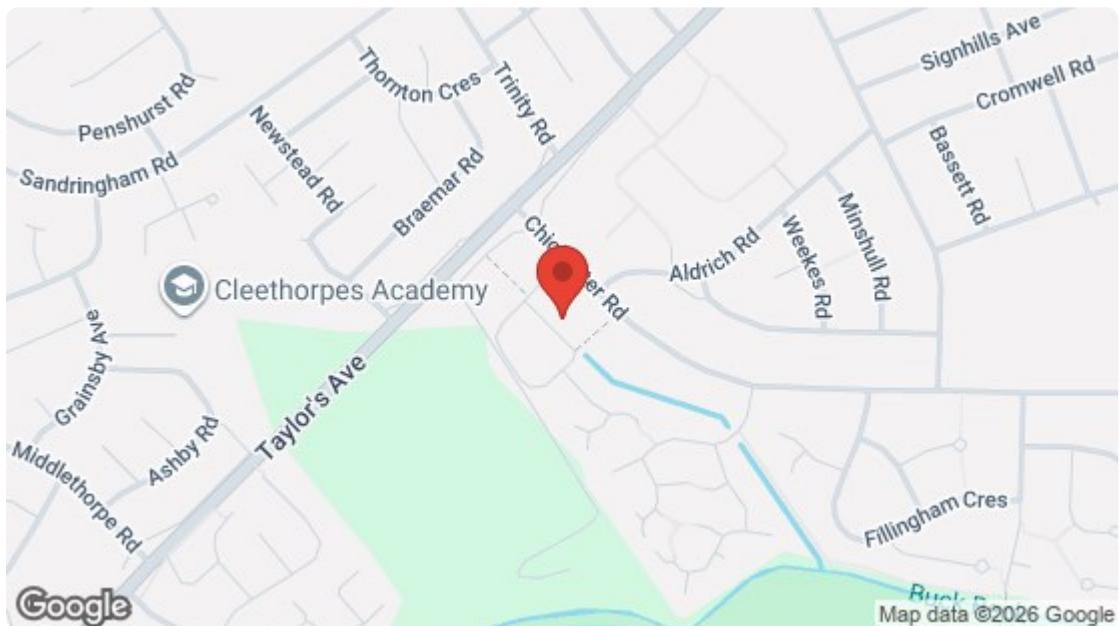
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 sq. feet)



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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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.