Joy Walker

ESTATE AGENTS



16 Parker Street

Cleethorpes, North East Lincolnshire DN35 8TL

IDEAL FOR RETIREMENT IS THIS SPACIOUS GABLE FRONTED SEMI DETACHED BUNGALOW which is located within walking distance of the Seafront and St. Peter's Avenue shopping. The property has been fully decorated with the majority of the room fitted with new floor coverings. The accommodation includes: Entrance hall, lounge, sitting room, conservatory, a good sized fitted kitchen, two bedrooms and a shower room/wc. Gas central heating system. Double glazing. Front garden with off road parking plus an enclosed rear garden. 999 year lease. NO CHAIN.

- ATTRACTIVE SEMI DETACHED BUNGALOW
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- NO CHAIN







Offers Invited £209,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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.

ACCOMMODATION
.

MEASUREMENTS
All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE HALL
Approached via a newly installed white composite entrance door into this good sized entrance hall which has coving to ceiling and radiator.

LOUNGE (FRONT)
15'3" x 12'0" (4.65 x 3.66)
Having a double glazed bay window to the front elevation, radiator and coving to ceiling. The focal point of this room is the more fire surround inset with a living flame gas fire.



SITTING ROOM
14'1" x 12'5" (4.3 x 3.79)
This lovely second sitting room opens into the conservatory has coving to ceiling and radiator. A modern fire surround is inset with a living flame gas fire which has a fitted cupboard with glass doors.



CONSERVATORY
13'1" x 9'10" (4 x 3)
Having double glazed windows and doors which overlooks the rear garden is fitted with a ceiling/fan and radiator. Tiled flooring.



KITCHEN

12'8" x 12'4" (3.87 x 3.76)

Fitted with a range of modern cream base and wall units incorporating an electric oven and grill together with a gas hob with an extractor fan above, also included in the sale is the slimline dishwasher and the the under the counter freezer (not working at present) The contrasting work surfaces are inset with a cream resin sink and have space beneath for a washing machine, plus a recess for a fridge/freezer. The modern gas fired boiler is concealed within a matching tall double unit. Tiled flooring. Two double glazed windows plus a double glazed door which leads into the porch.



KITCHEN



KITCHEN



PORCH

Double glazed window and door.

BEDROOM 1 (FRONT)

13'11" max x 10'10" (4.26 max x 3.31)

Double glazed bay window to the front elevation, coving to ceiling and radiator. This main bedroom is fitted with floor to ceiling wardrobes having useful storage cupboards below.



BEDROOM 2

12'1" x 9'6" (3.7 x 2.9)

Double glazed window, coving to ceiling and radiator. Allowing additional light into the room is the original skylight.



SHOWER ROOM/WC

9'0" x 5'7" (2.75 x 1.71)

This well proportioned shower room is fitted with a large walk in shower cubicle having an electric shower and a glass screen plus a vanity unit having a semi recessed sink with cupboards below and a low flush wc. The walls are extensively tiled in a ceramic tiled having a striking border. Double glazed window and again fitted with an original sky light. Heated towel rai. Vinyl flooring.



SHOWER ROOM/WC



OUTSIDE

THE GARDENS

The bungalow stands in both front and rear gardens, the fore garden is set being a small brick wall with double wrought iron gates leading onto the concrete hard standing and in addition there is a pedestrian entrance to the right hand side which leads through a high wooden gate to enclosed rear garden. This garden is planted with small established bushes with decorative paving and additional borders. The enclosed garden contains a raised border located close to the bungalow with steps leading down to the main garden which is lawned having a central paved area. timber garden shed.



THE GARDENS



THE GARDENS



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 999 years from 1st October 1922 with an annual ground rent of £4.09. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

VIEWING ARRANGEMENTS

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

OPENING TIMES

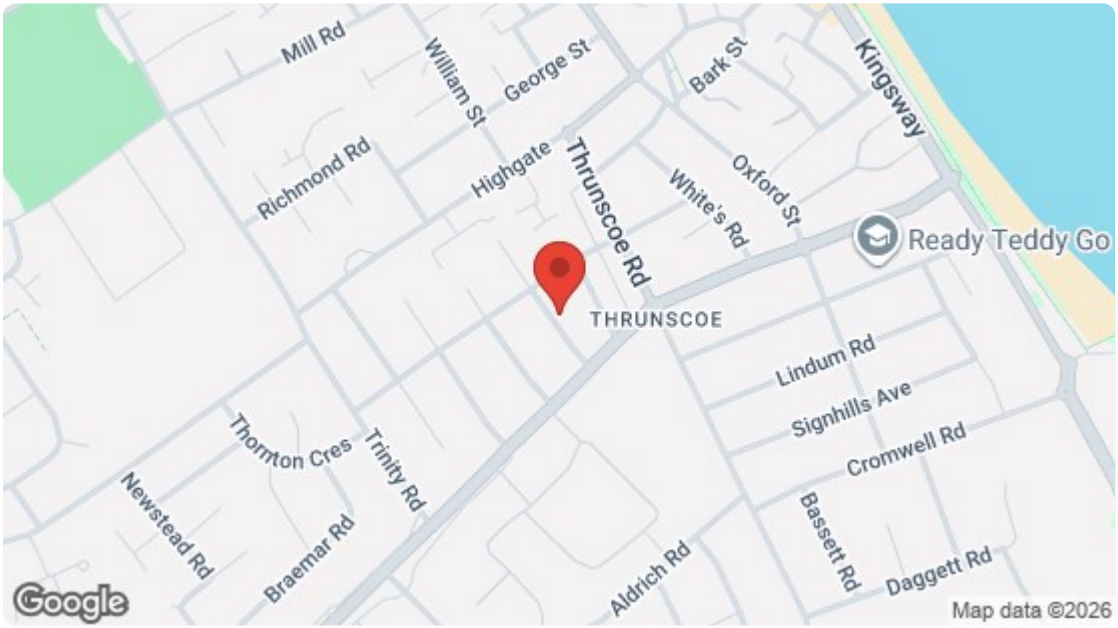
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

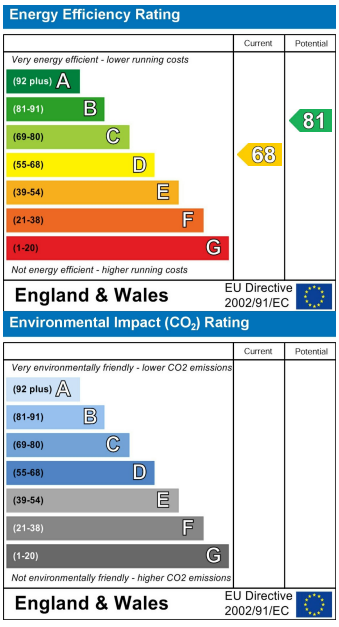
Ground Floor

Approx. 103.9 sq. metres (1118.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)





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.