



## 10 Bursar Street Cleethorpes, DN35 8DR

We are delighted to offer for the sale this modern TWO BEDROOM MID TERRACE PROPERTY situated within the heart of Cleethorpes ideally placed for the high street, promenade, cafes, bars with fantastic bus routes and motorway links to the Humber Bank. The property benefits from gas central heating and uPVC double glazing with accommodation comprising of; Entrance hall, through lounge diner, modern kitchen and to the first floor two double bedrooms and large family bathroom. Having low maintenance gardens to both front and back. Viewing is highly recommended. Offered for sale with NO FORWARD CHAIN.

**Chain Free £110,000**

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE PROPERTY
- MODERN KITCHEN
- THROUGH LOUNGE
- TWO DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



#### PORCH

Having original tiling to dado height with decorative tiled floor.

#### HALLWAY

Leading from the porch with carpeted flooring and carpeted stairs leading to the first floor and radiator fitted.

#### THROUGH LOUNGE DINING ROOM

26'10" x 10'3" (8.20 x 3.14)

The through lounge diner has a dual aspect uPVC double glazed bay window and is finished with carpeted flooring, coving to ceiling, an electric fire and two radiators.



#### THROUGH LOUNGE DINING ROOM



#### KITCHEN

13'6" x 8'0" (4.13 x 2.44)

The kitchen benefits from grey gloss wall and base units with contrasting work surfaces and panelled splashbacks incorporating a stainless steel sink and drainer. Built in electric fan assisted oven and gas hob with extractor fan over. Ample space for an automatic washing machine and area for a standing fridge. Finished with wood effect vinyl flooring, downlights to the ceiling, radiator and dual aspect uPVC double glazed window with a uPVC door to the side giving access to the rear garden.



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, white wooden open spindle balustrade, original built in storage cupboard and loft access to the ceiling.



### BEDROOM ONE

14'9" x 11'11" (4.52 x 3.64)

The largest bedroom is to the front of the property with two uPVC double glazed windows, carpeted flooring, coving to ceiling and a radiator.



### BEDROOM TWO

12'0" x 9'8" (3.67 x 2.95)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, coving to ceiling and a radiator.



## BATHROOM

10'7" x 8'2" (3.23 x 2.49)

The bathroom benefits from a white three piece suite comprising of; bath with shower, vanity hand wash basin with handy storage cupboard beneath and low flush wc. Finished with partial tiling to the walls, vinyl flooring, towel radiator and uPVC double glazed window to the rear.



## BATHROOM



## OUTSIDE

### GARDEN

The property with a low maintenance front garden with access gate and walled boundaries and to the rear an enclosed low maintenance garden which is a good size and has a mixture of walled and fenced boundaries, shingle and paved patio areas and gate access to the secure passageway.



### GARDEN



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC -D

## 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.

**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

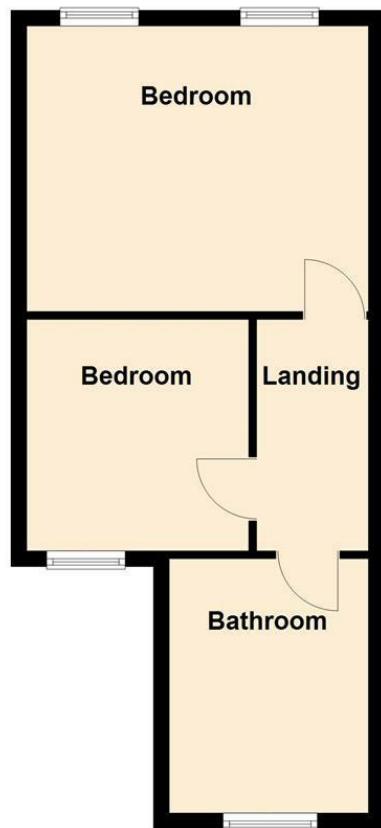
## Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)

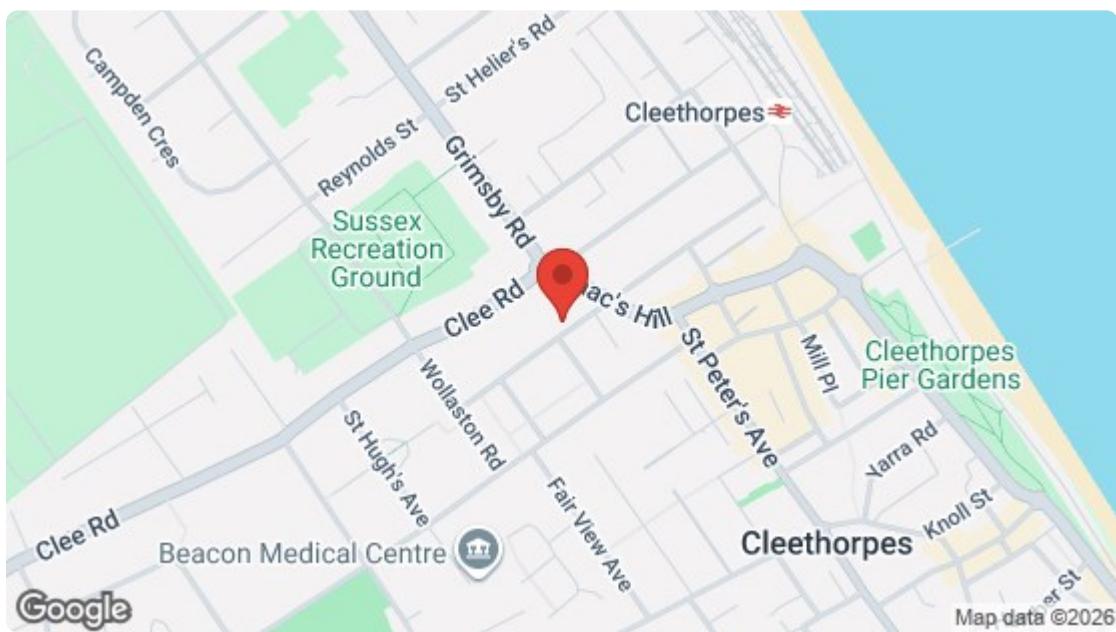


## First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		66
(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.