



31 College Street Cleethorpes, North East Lincolnshire DN35 8BN

Situated in this ever popular residential area, close to St Peters Avenue and the seafront. This traditional bow fronted terraced house has undergone an extensive refurbishment programme and offers accommodation as follows: Entrance lobby/Hall, Sitting Room, Living Room, Modern fitted kitchen with built in oven & hob. Rear Utility Lobby, ground floor shower room/wc. First floor landing, Three Bedrooms and bathroom with white suite. Front & rear gardens. Gas central heating system (New boiler installed Nov 2022). Double glazing.

Asking Price £130,000

- TRADITIONAL BOW FRONTED MID TERRACE
- MODERN INTERIOR/DECOR/PRESENTATION
- TWO RECEPTION ROOMS & THREE BEDROOMS
- MODERN FITTED KITCHEN WITH BUILT IN OVEN & HOB
- REAR UTILITY LOBBY
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR BATHROOM WITH WHITE SUITE
- GAS CENTRAL HEATING SYSTEM, DOUBLE GLAZING
- GARDENS TO BOTH FRONT AND REAR



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

A double glazed entrance door leads to:-

ENTRANCE HALL

With Limed Oak style laminate flooring. Staircase with wall mounted handrail directly off. Central heating radiator



LIVING ROOM

10'6" x 9'9" (3.21m x 2.98m)

With double glazed oriel bay window to front aspect. Recess with tiled hearth to chimney breast - ideal for free standing fire/stove. Central heating radiator. Decorative cornice to the ceiling



SITTING ROOM

11'5" x 13'3" (3.48m x 4.04m)

With double glazed bow window to the rear aspect. Central heating radiator. Understairs storage cupboard



KITCHEN

11'2" x 7'3" (3.41m x 2.23m)

Boasting a newly fitted range of wall & base cupboards in a modern grey finish with complimentary chrome D handles and coordinating limed oak style work surfacing. Inset grey resin sink unit with monobloc mixer tap over. High gloss brick effect ceramic tiling to splash back areas. Built in Lamona electric oven and Lamona ceramic hob. Grey ceramic tiled floor. Central heating radiator. Space for fridge/freezer. Double glazed window to rear.



KITCHEN ADDITIONAL PHOTOGRAPH



REAR UTILITY LOBBY

7'3" x 4'10" (max) (2.23m x 1.49m (max))

Housing the newly fitted wall mounted Ideal Mini gas central heating boiler. Work surfacing with space/plumbing underneath for automatic washing machine and condensing tumble dryer. Ceramic tiled floor. Tiled splashbacks. Double glazed door to rear garden. Directly off is the:-



GROUND FLOOR SHOWER ROOM

With white suite comprising low flush WC, Oblong vanity handbasin in dedicated toiletry surround. Step-in shower enclosure with plumbed in shower system. 2 x double glazed windows to rear.



FIRST FLOOR LANDING

Continuation of the modern grey themed emulsion to walls, white ceiling. Grey carpet. All rooms directly off as follows:-

BEDROOM 1

14'9" x 10'5" (4.50m x 3.19m)

With double glazed window to front aspect. Central heating radiator. Built in storage cupboard



BEDROOM 2

11'6" (narrowing to 5'6") x 11'7" (3.51m (narrowing to 1.69m) x 3.55m)

Being L-shaped in proportions and has double glazed window to rear. Central heating radiator. Coving to the ceiling. TV aerial.



BEDROOM 3

10'8" x 7'4" (3.26m x 2.24m)

With double glazed window to rear. Central heating radiator.



FIRST FLOOR BATHROOM

5'0" x 6'9" (1.52m x 2.06m)

With white suite comprising panelled bath with shower system over, pedestal wash basin and low flush WC. Central heating radiator. Shelved storage to bath end. Part tiled and part wood panelling to walls. Light oak style vinyl flooring. Double glazed window to rear.



OUTSIDE/REAR

There is a decked area adjacent to the property, steps down to additional garden area with paved patio and gravel. Boundaries defined by grey painted timber fencing. Rear gated pedestrian access.



GARDEN



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 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.