



3 bed terraced house to buy in

Poplar Road, Cleethorpes, Lincolnshire,
DN35 8BH

£65,000 Starting Bid

 x 3  x 1  x 2

Tenure

Leasehold

Off Street parking

Property features

- ✓ FOR SALE VIA ONLINE AUCTION -
TERMS AND CONDITIONS APPLY
- ✓ Ideal opportunity for developer or
investor
- ✓ Sought-after location close to
Cleethorpes Sea Front
- ✓ Two reception rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Situated in a highly convenient position close to Cleethorpes Sea Front, this 2/3 bedroom property represents an excellent opportunity for a developer, investor or buyer looking for a home with genuine potential.

Requiring a programme of modernisation, the property offers well-planned accommodation and the chance to improve and add value in a sought-after coastal location. The ground floor comprises an entrance hallway, sitting room, living room, kitchen and cloakroom, while the first floor provides three bedrooms and a bathroom.

Externally, the property benefits from gardens to the front and rear, with the front garden being pebbled to provide invaluable off-road parking — a particular advantage in this location.

Offered with great potential and situated within easy reach of Cleethorpes Sea Front and local amenities, viewing is highly recommended.

Ground Floor

Entrance Hallway

Entered via a uPVC double glazed frosted front door with top light. Complete with a radiator and stairs leading access to the first floor accommodation.

Sitting Room

3.14m x 3.37m

With a uPVC double glazed front window, radiator, ceiling coving and archway leading into the living room.

Living Room

3.14m x 3.7m

With a uPVC double glazed rear window, radiator and under stairs storage cupboard.

Kitchen

2.5m x 3.2m

With a range of wall and base units incorporating a basin and space for a cooker and all other white goods. Complete with partial tiling and a uPVC double glazed side window.

Second Hallway

With a uPVC double glazed frosted door leading onto the rear garden.

Cloakroom

Accessed via the second hallway and complete with a w.c., radiator, basin and a uPVC double glazed frosted window.

First Floor

Landing

Bedroom 1

5.27m x 3.37m

With a uPVC double glazed front window and a radiator.

Bedroom 2

3.53m x 3.7m

With a uPVC double glazed rear window and a radiator.

Box Room/Bedroom 3

2.5m x 1.58m

With a uPVC double glazed rear window and a radiator.

Wet Room

With a walk-in electric shower with an over head attachment, pedestal basin and a w.c. Complete with full tiling and a uPVC double glazed frosted window.

Gardens

The property benefits from front and rear gardens, with the front being pebbled allowing for off-road parking. The rear garden is low maintenance being partially paved and partially concreted being surrounded on all sides by a mixture of brick walling and timber fencing, whilst also including a timber outbuilding to the rear.

Tenure

Leasehold - For a term of 999 years from 1st January 1914 with a ground rent of £1.94 per annum. All interested parties are advised to make their own enquiries.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 887

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: Off Street

Year built: 1914

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Poplar Road, Cleethorpes, Lincolnshire, DN35 8BH

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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