



## 2 bed terraced house to buy in

Fairview Avenue, Cleethorpes,  
Lincolnshire, DN35 8DJ

**£83,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate "Exchange Of Contracts" Available
- ✓ Sold Via "Secure Sale"
- ✓ Let at £650pcm
- ✓ Popular Cleethorpes location near town centre & seafront
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

**\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. - STARTING BID £85,000\*\***

This two-bedroom mid-terrace property is offered for sale by auction and presents an excellent ready-made investment opportunity.

Currently let at £650 per calendar month, the property delivers a strong gross yield in excess of 9%, appealing to investors seeking immediate income. The property is to be sold with the tenant in situ, who is keen to remain, providing ongoing stability and continuity.

Ideally positioned in a highly sought-after location, the property lies close to Cleethorpes Town Centre and the seafront, offering a wide range of amenities, shops, cafés, and leisure facilities all within easy reach.

The accommodation briefly comprises entrance hall, living room, and a fitted kitchen with a range of units. A particular feature of the property is the ground floor rear extension, which provides a spacious dining room accessed directly from the kitchen, creating a more versatile and family-friendly layout.

To the first floor there are two bedrooms and a bathroom fitted with a smart white suite.

A solid investment in a prime coastal location, offering strong returns and long-term tenant appeal.

Ground Floor

Entrance Hall

With stairs to first floor accommodation. Radiator and uPVC double glazed entrance door.

Living Room

4.02m x 3.44m

With laminate flooring, electric fire, radiator and uPVC double glazed leaded window unit.

#### Kitchen

4.32m x 2.12m

Fitted with a range of wall and base units incorporating a sink unit with drainer and mixer tap and having gas point for cooker with extractor canopy, plumbing for washing machine. Opening to dining room extension.

#### Dining Room

3.08m x 2.3m

With useful under stairs storage cupboard. Radiator. uPVC double glazed entrance door and uPVC double glazed window unit.

#### W.C.

Fitted with a low-flush w.c. and a uPVC double glazed window unit.

#### First Floor

##### Landing

##### Bedroom 1

3.71m x 3.43m

With coving, radiator and uPVC double glazed window unit.

##### Bedroom 2

2.47m x 2.44m

With laminate flooring. Radiator and uPVC double glazed leaded window unit.

#### Bathroom

Tiled and fitted with a white three piece suite comprising panelled bath (bath with shower over), pedestal basin and low-flush w.c. Extractor. Heated towel rail and a uPVC double glazed window unit.

#### Gardens

The property has gardens to the front and rear, the rear has been partially laid to lawn with paved patio area and borders.

#### 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

This information was obtained on the 27th March 2026 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £83,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Fairview Avenue, Cleethorpes, Lincolnshire, DN35 8DJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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