



### 3 bed terraced house to buy in

Tiverton Street, Cleethorpes, Lincolnshire,  
DN35 7PP

**£65,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Popular Cleethorpes Location
- ✓ EPC Rating E

## Key Information

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

## Description

This deceptively spacious mid-terrace property brings to the market a vast amount of potential for improvement for those that are looking for a promising investment project or a generous family home.

Located in the highly popular town and resort of Cleethorpes, this property boasts close proximity to a wide range of amenities including shops, eateries, pubs, restaurants and the popular Sea View Street and St Peters Avenue high streets as well as the famous beach itself.

The ground floor of the property consist of lounge, dining space, galley style kitchen, wet room style shower room and separate w/c.

The first floor consists of three spacious bedrooms which perfectly equips the home for more established families.

This property has the potential to reach a market valuation of £110,000 post remedial works.

Hallway

Lounge

4.25m x 2.95m (13' 11" x 9' 8")

Dining Room

3.94m x 2.97m (12' 11" x 9' 9")

Kitchen

3.9m x 2.3m (12' 10" x 7' 7")

Shower Room

W/C

Bedroom 1

3.94m x 3.58m (12' 11" x 11' 9")

Bedroom 2

3.04m x 2.97m (10' 0" x 9' 9")

Bedroom 3

3.9m x 2.3m (12' 10" x 7' 7")

Landing

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

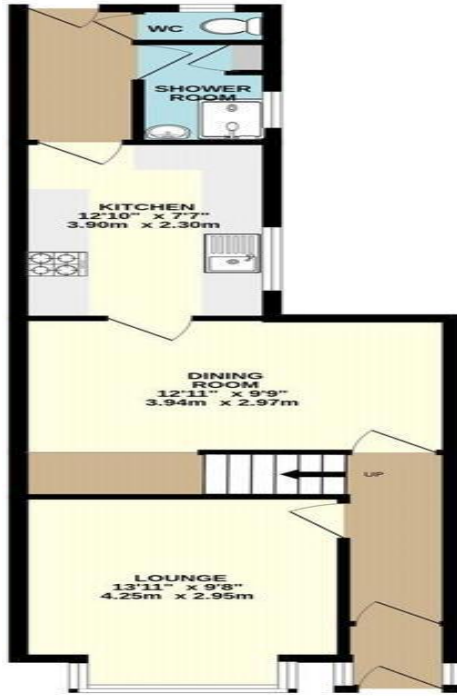
Sewerage: Standard UK domestic

Air conditioning: No

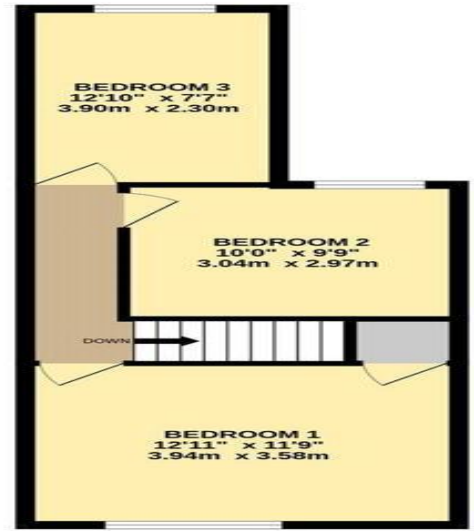
Broadband: None

Mobile signal coverage: Good

GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA - 927 sq.ft. (86.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			40
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Tiverton Street, Cleethorpes, Lincolnshire, DN35 7PP

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