



**71 Brereton Avenue
Cleethorpes
North East Lincolnshire
DN35 7RP**

- Mid terrace house
- Two reception rooms & dining kitchen
- Ground floor cloakroom & first floor bathroom
- Three bedrooms
- Low maintenance gardens
- EPC RATING : D

**Asking Price: £54,950
NO UPWARD CHAIN**



Further information and viewings: DDM Residential - Grimsby Office - 01472 358671

□ 12a George Street
Barton DN18 5ES
Tel: 01652 661166
Fax: 01652 661167

□ 72 Wrawby Street
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□ 9 Church Street
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DESCRIPTION

A three bedroom mid terrace house which is ideally situated for Cleethorpes sea front. The property benefits from gas central heating and uPVC double glazing and briefly comprises entrance porch to hall, lounge, sitting room, dining kitchen, cloakroom, bathroom and three bedrooms. Having low maintenance gardens to the front and rear. Realistically priced for first time buyers. NO UPWARD CHAIN.

ACCOMMODATION

ENTRANCE PORCH

Part glazed entrance door, laminate flooring and uPVC double glazed door to:

HALL

Laminate flooring, radiator, stairs to first floor, coving.

LOUNGE

15' 2" x 11' 7" (4.63m x 3.54m)

uPVC double glazed bay window to the front aspect, laminate flooring, radiator, electric fire, coving to ceiling.

SITTING ROOM

12' 8" x 7' 6" (3.87m x 2.30m)

uPVC double glazed window to the rear aspect, radiator, dado rail, coving.

DINING KITCHEN

24' 8" x 8' 10" (7.53m x 2.71m)

Range of base and wall mounted units with complementary work surfaces incorporating a one and half bowl sink and drainer, wall mounted boiler, two radiators, space and plumbing for washing machine, uPVC double glazed window to the side aspect.

REAR ENTRANCE

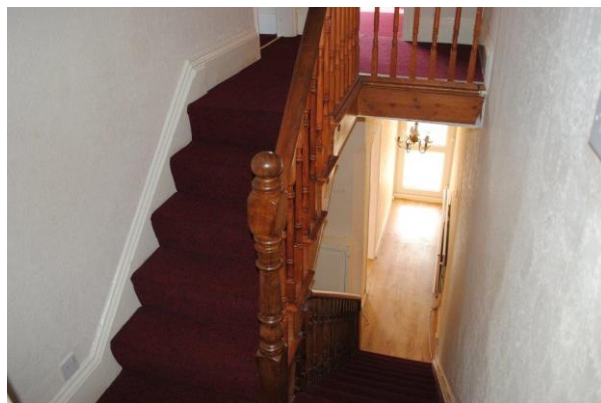
uPVC double glazed entrance door.

CLOAKROOM

uPVC double glazed window to the side aspect, wc, complementary tiled walls.

SPLIT LEVEL LANDING

Loft access.





BEDROOM 1

15' 1" x 12' 11" (4.61m x 3.95m)

uPVC double glazed window to the front aspect, radiator.

BEDROOM 2

12' 7" x 9' 4" (3.84m x 2.87m)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

uPVC double glazed window to the rear aspect, storage cupboard, radiator.



BATHROOM

Panelled bath with electric shower over, wash hand basin, wc, complementary tiling, radiator, uPVC double glazed window to the side aspect.

EXTERNALLY

The property is fronted by a wall enclosed buffer garden. To the rear of the property there is a fence and wall enclosed lawned garden with patio area and rear access gate.

NOTE

All services/appliances have not and will not be tested.

Energy Performance Certificate



71, Brereton Avenue, CLEETHORPES, DN35 7RP

Dwelling type: Mid-terrace house
Date of assessment: 29 August 2013
Date of certificate: 30 August 2013

Reference number: 8905-5811-0229-3727-3873
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

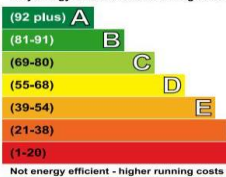
Estimated energy costs of dwelling for 3 years:	£ 3,369
Over 3 years you could save	£ 1,161

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 177 over 3 years	
Heating	£ 2,817 over 3 years	£ 1,809 over 3 years	
Hot Water	£ 309 over 3 years	£ 222 over 3 years	
Totals	£ 3,369	£ 2,208	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
60	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 84	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 672	✓
3 Floor insulation	£800 - £1,200	£ 171	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Council Tax:

To confirm council tax banding for this property please contact the local authority or view the website www.voa.gov.uk/cti

Tenure:

Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

IMPORTANT: Offer Procedure:

Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

IMPORTANT NOTICE RELATING TO THE PROPERTY MISDESCRIPTION ACT 1991

DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that (i) these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

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