



**148 Blundell Avenue
Cleethorpes
DN35 7RJ**

£64,500

Requiring some refurbishment works, this three bedroom mid terrace property creates an investment purchase with the present tenant showing a keen interest to stay. The property currently benefits from central heating and uPVC double glazing and briefly comprises entrance hallway, lounge/diner, kitchen and bathroom to the ground floor. To the first floor there is a landing and three bedrooms. Front and rear gardens.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor accommodation.

Lounge/Diner

24' 2" x 13' 3" (7.369m x 4.031m) maximums

With uPVC double glazed bay window to the front elevation and a further double glazed window to the rear. Two central heating radiators. Coving to the ceiling.

Kitchen

17' 1" x 8' 1" (5.207m x 2.4620m)

uPVC double glazed window and entry door to the side elevation. Equipped with a range of wall and base units with complementary roll edged work surfacing with inset sink and drainer. Plumbing for a washing machine. Central heating radiator. Cupboard housing the gas boiler.

Bathroom

4' 11" x 7' 3" (1.508m x 2.219m)

uPVC double glazed window to the rear elevation. Fitted with a w.c., wash basin and bath. Splashback tiling.

First Floor Landing

Loft access and coving to the ceiling.

Bedroom One

11' 4" x 13' 2" (3.466m x 4.012m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

11' 0" x 7' 10" (3.358m x 2.376m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

10' 3" x 7' 11" (3.113m x 2.414m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property has gardens to the front and rear elevations.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		