



Chichester Road, Cleethorpes, DN35

£280,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

Recently Reduced! Excellent opportunity to purchase this very well presented detached house in this most sought after of locations - 4 bedrooms - 2 reception rooms - kitchen open plan to breakfast room - conservatory - d/s wc - 1st floor bathroom - private south facing gardens - garage and driveway

Key features:

- Great Transport Links
- Close To Local Amenities
- South Facing Garden
- Within Catchment For Local Schools
- Off-Road Parking
- Integrated Garage

Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band D (£170.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



***Recently Reduced!* Excellent opportunity to purchase this very well presented detached house in this most sought after of locations - 4 bedrooms - 2 reception rooms - kitchen open plan to breakfast room - conservatory - d/s wc - 1st floor bathroom - private south facing gardens - garage and driveway - catchment area for Signhills Academy**

Entrance hall with stairs to 1st floor

Lounge with window to front and fireplace

Well appointed kitchen with a range of fitted eye and base level units with worktops having an inset sink and drainer, window to rear, built in double oven with hob over and extractor fan, archway through to breakfast room and door into dining room

Breakfast room with window to rear, external door to garden, internal door to garage and door to d/s wc

D/s WC with fitted white suite, window to rear

Dining room with patio doors into conservatory

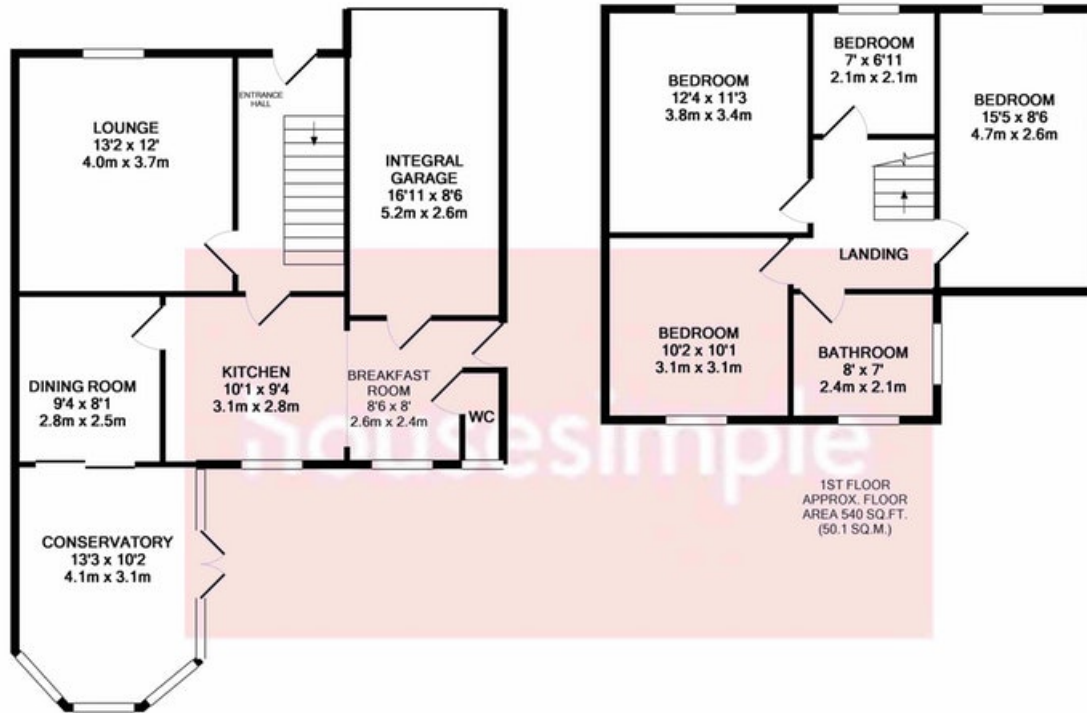
Conservatory with fitted ceiling fan, windows to rear, air conditioning unit providing both hot and cold air, French doors into rear garden

On the 1st floor there are 4 good size bedroom served by a well appointed bathroom

Bathroom with modern fitted suite of shower bath with electric shower over, wash hand basin and toilet

Externally there are well maintained lawned gardens to the front and rear, double width driveway to front leading to integral garage. The rear gardens enjoy a private southerly aspect with seating area. Please note the property also had a new boiler fitted at the start of the year (not tested).

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Energy Performance Certificate:

Energy Performance Certificate HM Government

95, Chichester Road, CLEETHORPES, DN35 0JA

Dwelling type: Detached house **Reference number:** 0361-2820-7635-9191-2241
Date of assessment: 10 July 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 July 2019 **Total floor area:** 93 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:	£ 2,850
Over 3 years you could save	£ 495

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 495 over 3 years </div>
Heating	£ 2,091 over 3 years	£ 1,896 over 3 years	
Hot Water	£ 426 over 3 years	£ 255 over 3 years	
Totals	£ 2,850	£ 2,355	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
						Not energy efficient - higher running costs

Current	Potential
63	73

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

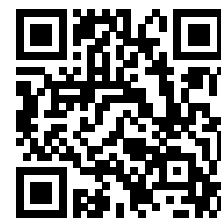
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 75
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
3 Low energy lighting for all fixed outlets	£50	£ 114

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code