



## Penshurst Road, Cleethorpes, DN35

**£135,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Cleethorpes, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home o

## Key features:

- Modern Kitchen
- Modern Bathroom
- Driveway
- Great Location
- New boiler

## Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band B (£1442.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owners and located in a well-regarded location in Cleethorpes, close to local schools such as Thrunscoe and Middlethorpe School, transport links, shopping facilities, and amenities.

This property is an ideal family home or for a first-time buyer with its spacious rooms, modern style bathroom, and kitchen, and with an enclosed rear garden which is mainly laid to lawn, low maintenance and private. A large garden shed and masonry BBQ. The property overlooks playing fields, which the back gate has open access to.

2 double bedrooms and 1 single bedroom.

There is nothing to do other than move straight in, with a fully fitted kitchen, including a space for a dining table in the dining room, whilst also benefitting from uPVC double glazing and gas central heating.

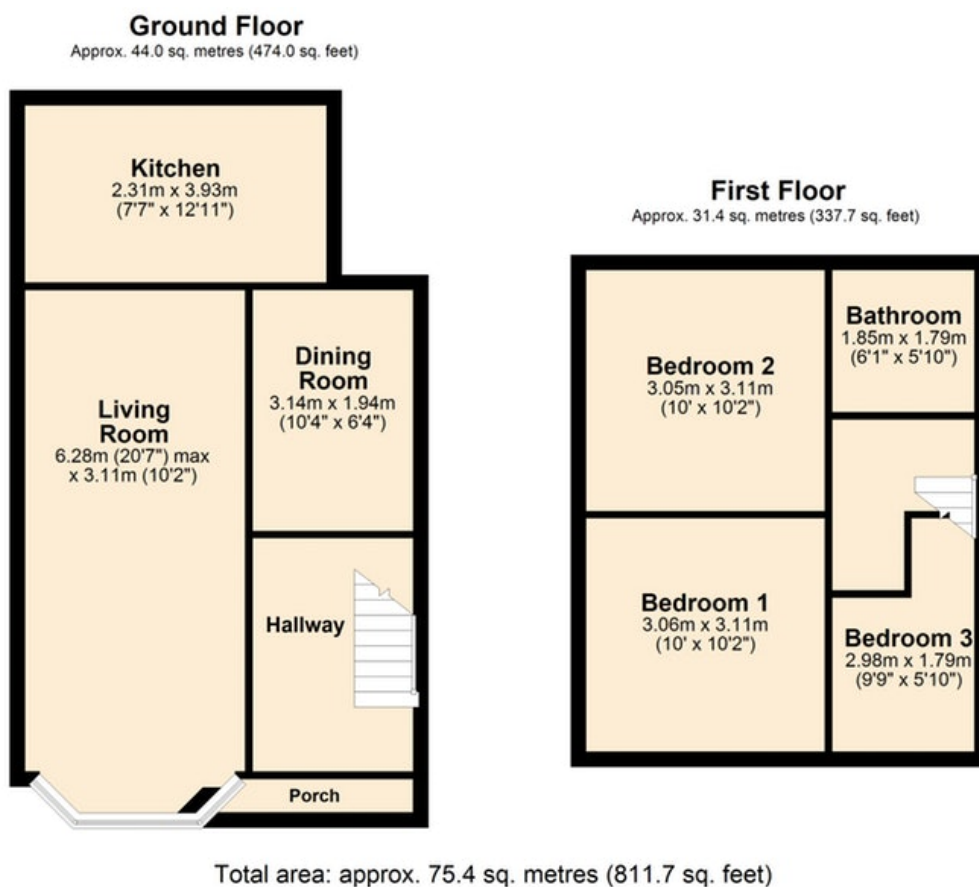
The property has been fitted with a new kitchen and new ideal logic combi boiler.

karndean is fitted in the hallway through to the dining room.

The home also has space for off-road parking with your own driveway,

will negotiate on all furniture and white goods for any first time buyers.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**130, Peshurst Road, CLEETHORPES, DN35 9EN**

**Dwelling type:** Mid-terrace house      **Reference number:** 8691-6122-4369-5299-0992  
**Date of assessment:** 11 December 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 11 December 2019      **Total floor area:** 77 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,289</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 285 over 3 years                 </div>
Heating	£ 1,806 over 3 years	£ 1,605 over 3 years	
Hot Water	£ 282 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,289</b>	<b>£ 2,004</b>	

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

<p><small>Very energy efficient - lower running costs</small></p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">68</td> <td style="text-align: center;">81</td> </tr> </table>	Current	Potential	68	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
68	81					

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

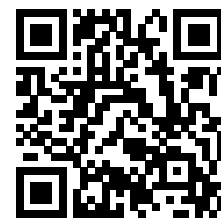
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 108
2 Heating controls (room thermostat)	£350 - £450	£ 93
3 Solar water heating	£4,000 - £6,000	£ 87

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](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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