



## Phelps Street, Cleethorpes, DN35

**£90,000**

Offers in Region of

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

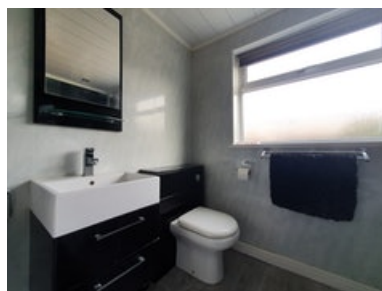
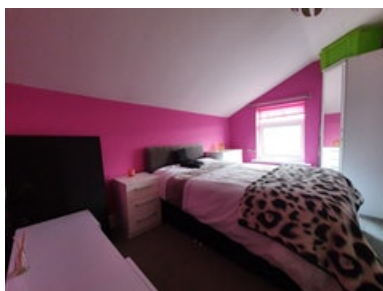
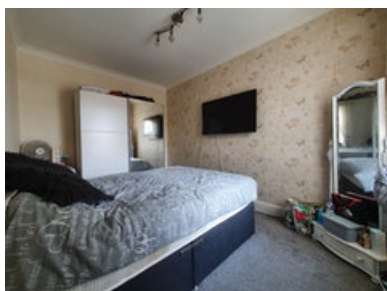
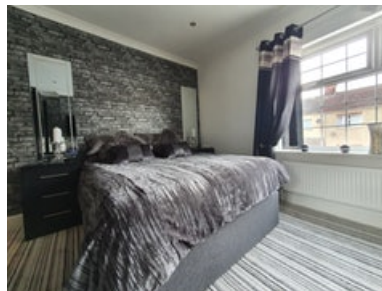
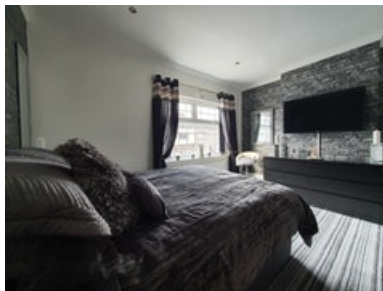
Housesimple is pleased to present this property in Cleethorpes.

### Key features:

- Great Location
- Spacious Rooms
- 3 Double Bedrooms
- Modern Bathroom
- Modern Kitchen/Diner

## Extra info:

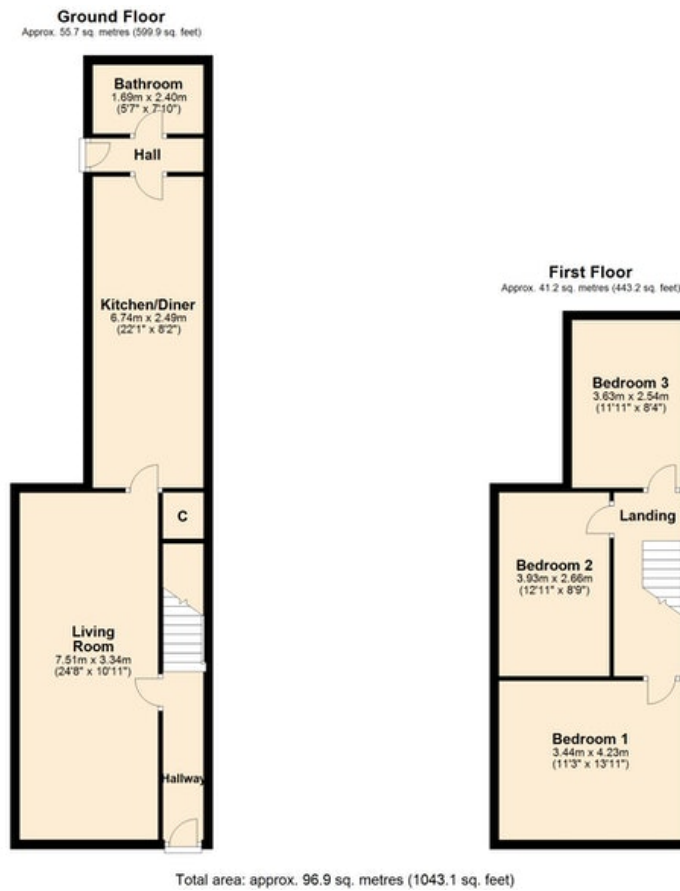
- **Property Age:** 0 years
- **Council Tax:** Band A (£1236.63 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



A fantastic opportunity to purchase a modern styled home that has been kept to the highest standards by the current owner 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 or for a first-time buyer with its spacious rooms, modern style bathroom, and kitchen/diner, and with an enclosed rear garden which is low maintenance and private.

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

## Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate

**50, Phelps Street, CLEETHORPES, DN35 7AS**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8434-7724-2430-8200-5972
<b>Date of assessment:</b> 30 April 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 30 April 2014	<b>Total floor area:</b> 99 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>£ 3,027</b>
<b>Over 3 years you could save</b>	<b>£ 489</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 489 over 3 years</p> </div>
Heating	£ 2,484 over 3 years	£ 2,064 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
<b>Totals</b>	<b>£ 3,027</b>	<b>£ 2,538</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

	Current	Potential	
Very energy efficient - lower running costs			<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>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	62	77	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 288
2 Floor Insulation	£800 - £1,200	£ 144
3 Low energy lighting for all fixed outlets	£35	£ 60

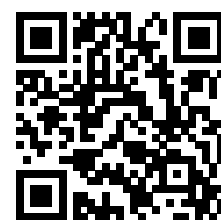
See page 3 for a full list of recommendations for this property.

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 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

### 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