



Welbeck Road, Cleethorpes, DN35

Tenure: Freehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Cleethorpes.

£150,000

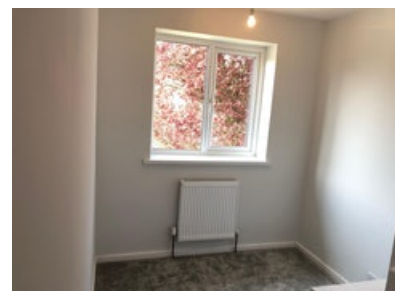
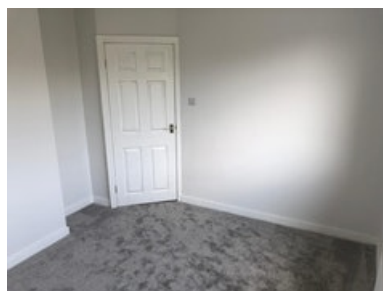
Offers in Region of

Key features:

- Stunning Semi Detached Property
- Three Bedrooms
- Available with No Chain
- Fully Refurbished
- Impressive Kitchen/Diner
- Bay-Window Lounge
- New Fitted Kitchen
- New Bathroom
- Large Rear Garden
- New Driveway

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band B (£1442.73 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

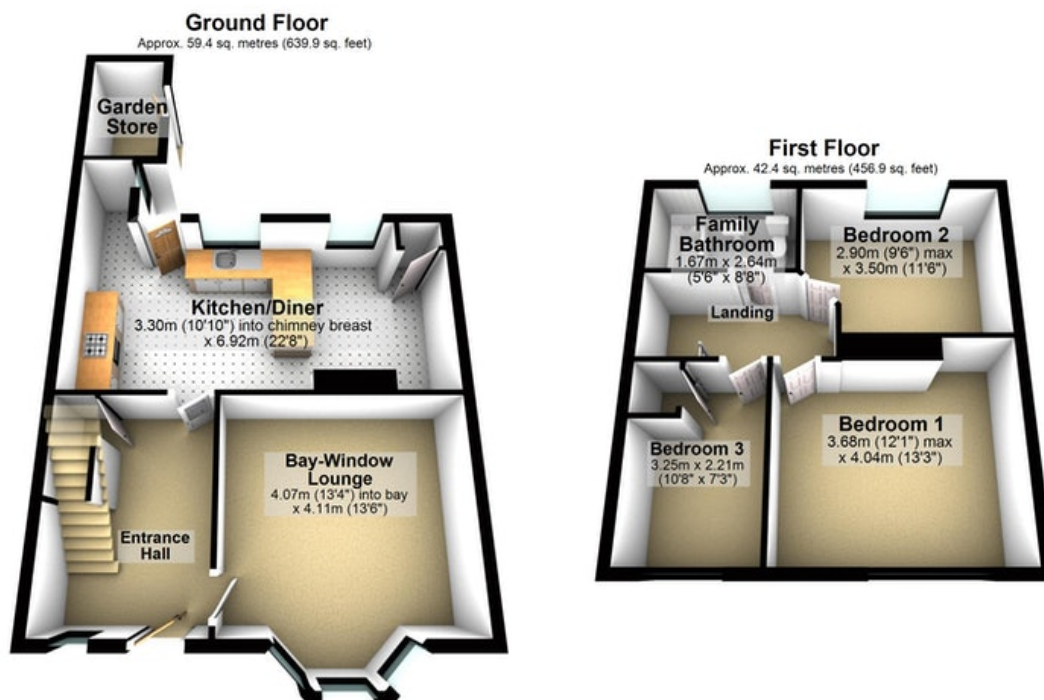


Available with NO CHAIN and READY TO MOVE STRAIGHT IN is this COMPLETELY REFURBISHED, IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY, with GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, NEW KITCHEN/DINER, BATHROOM and DRIVEWAY! Don't delay

Located in this popular residential area of Cleethorpes, only 1.2 miles from the seafront, with convenient access to a host of local shops, amenities, supermarkets, reputable schools for all ages and fantastic transport and commuting links, is this FULLY REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY. PERFECT for MOVING STRAIGHT IN the current owner has finished the property to a VERY HIGH SPECIFICATION, which included new central heating system, radiators, combination boiler, new uPVC double glazed windows, full re-plaster, new consumer unit and electrics, carpets, flooring, kitchen, bathroom, drop kerb and driveway. The property is available with NO CHAIN and would appeal to FIRST TIME BUYERS, FAMILY PURCHASERS, INVESTORS or PROFESSIONAL COUPLES and in brief comprises the following range of accommodation; welcoming entrance hallway with stairs to the first floor accommodation, bay-window lounge, impressive kitchen/diner with modern style range of fitted units and integrated appliances, and off-shot utility area with plumbing for a free standing washing machine and tumble dryer. To the first floor are three bedrooms, one with period feature fire surround, and family bathroom with modern white three piece suite. Externally the property has a driveway providing off road parking, and to the rear is a large enclosed landscape lawn garden with out-house store, patio seating area ideal for relaxing or entertaining friends and family.

For full measurements and layout, please refer to the floorplan.

Floor plan:



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

11, Welbeck Road, CLEETHORPES, DN35 9LX

Dwelling type: Semi-detached house	Reference number: 0662-2829-6753-2490-6961
Date of assessment: 11 May 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 May 2020	Total floor area: 87 m ²

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:	£ 2,304
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 207 over 3 years </div>
Heating	£ 1,725 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 321 over 3 years	£ 222 over 3 years	
Totals	£ 2,304	£ 2,097	

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>Very energy efficient - lower running costs</p>	<table border="1" style="border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">69</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	69	82	<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					
69	82					

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 (solid floor)	£4,000 - £6,000	£ 108
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,083

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