



**Clerke Street  
Cleethorpes  
Lincolnshire  
DN35**

**Offers in Excess of £66,000**

**bettermove**

# Clerke Street

## Cleethorpes

Bettermove are proud to present this 3 bedroom terraced house in Cleethorpes, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

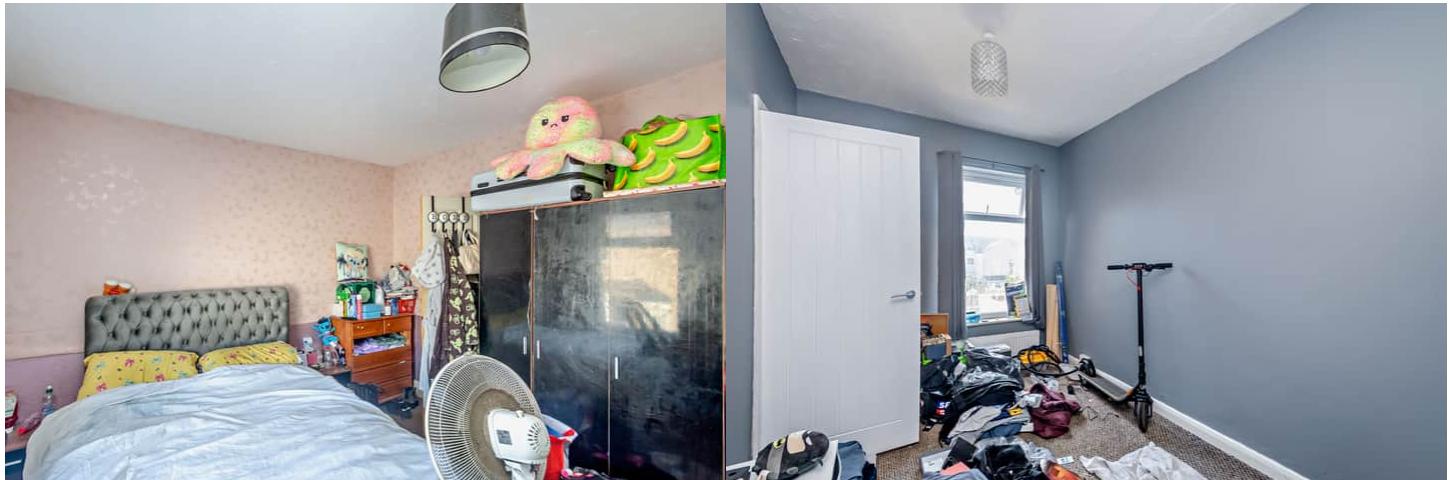
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

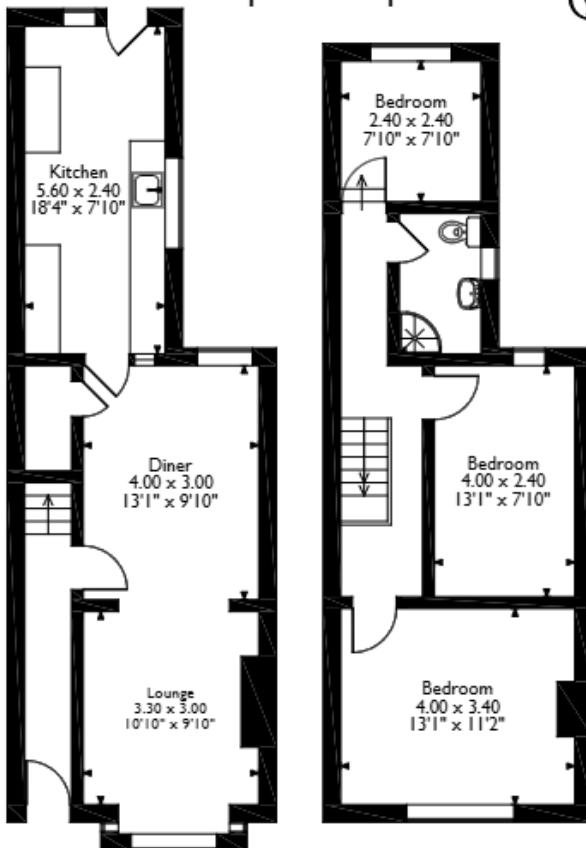
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the shower room. The exterior boasts both front, and a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular coastal town of Cleethorpes, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from New Clee Train Station, a variety of local bus routes, and quick access to the A16.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Clerke Street, Cleethorpes  
Approximate Gross Internal Area  
87 Sq M/936 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>43</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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