



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.

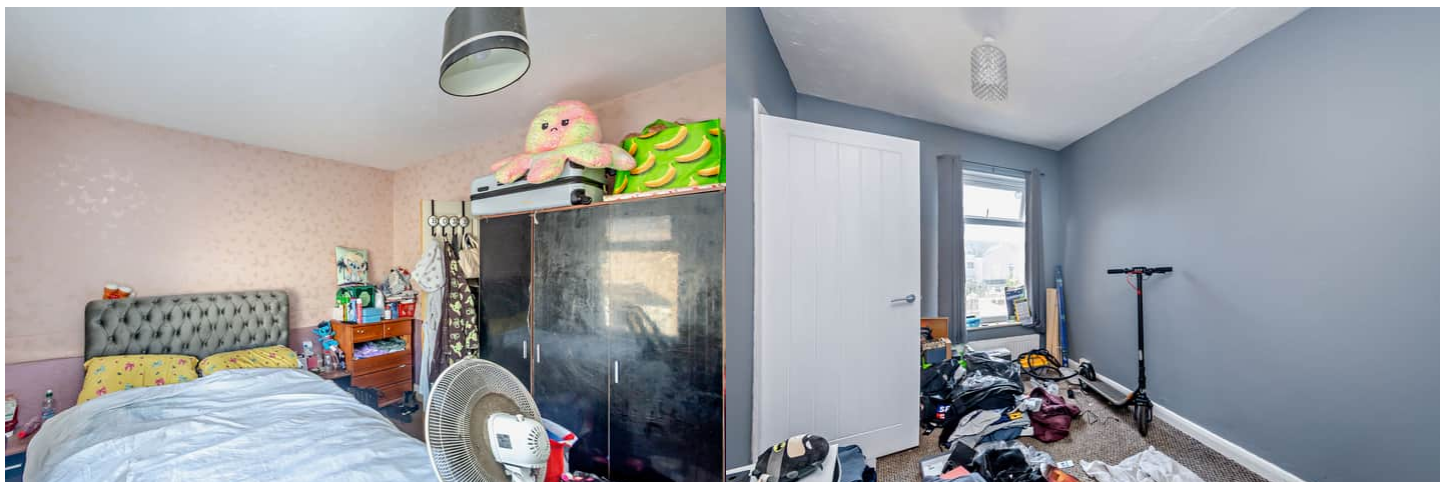
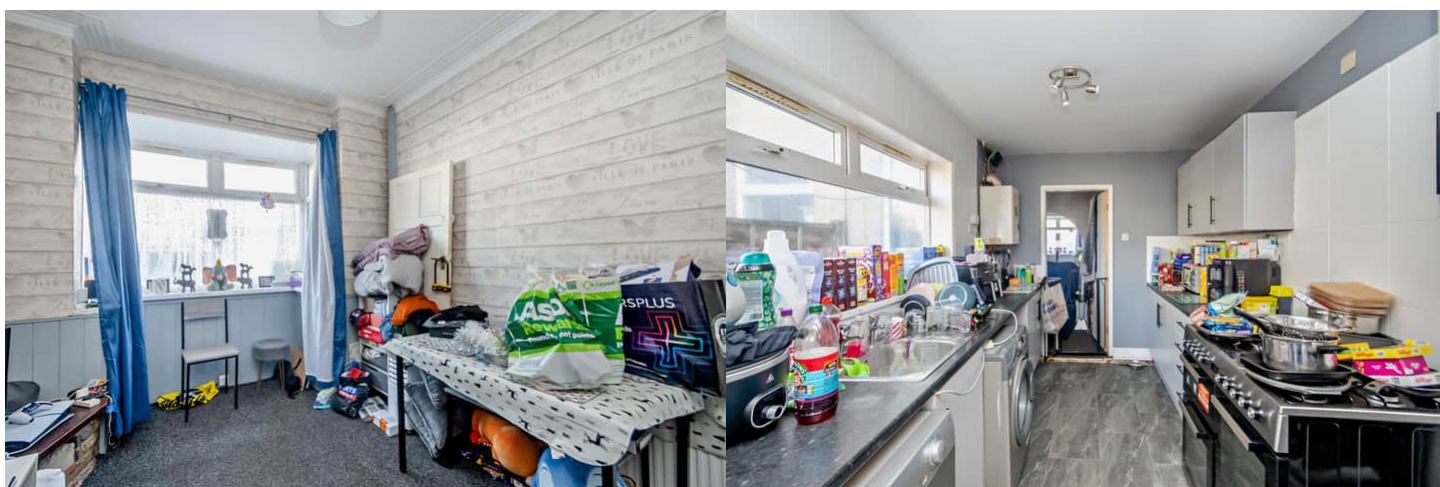
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

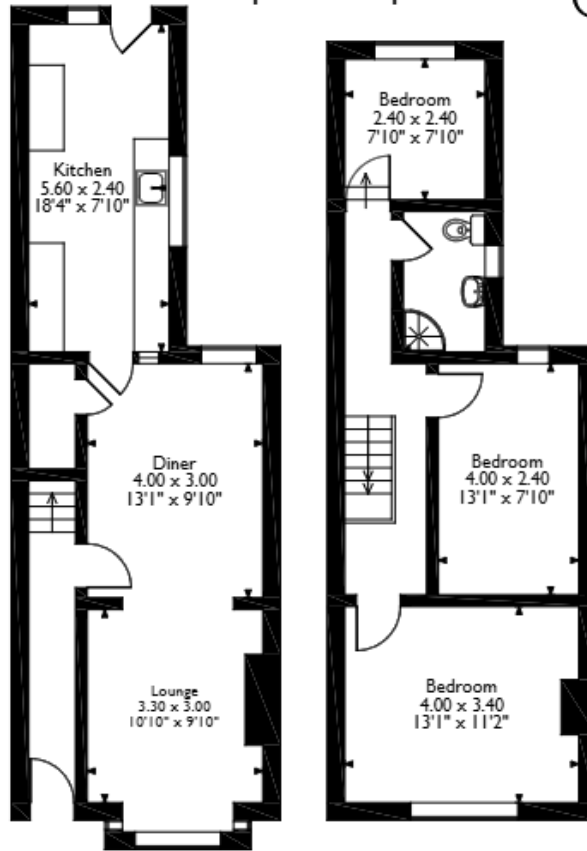
The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the shower room. The exterior boasts both front, and a private, low maintenance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



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

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

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



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