



4 Braemar Road, Cleethorpes, DN35 9AU
£229,950

Key Features:

- Traditional Bay Fronted Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom/WC
- Family Bathroom
- South-West Facing Rear Garden
- Driveway Parking & Detached Garage

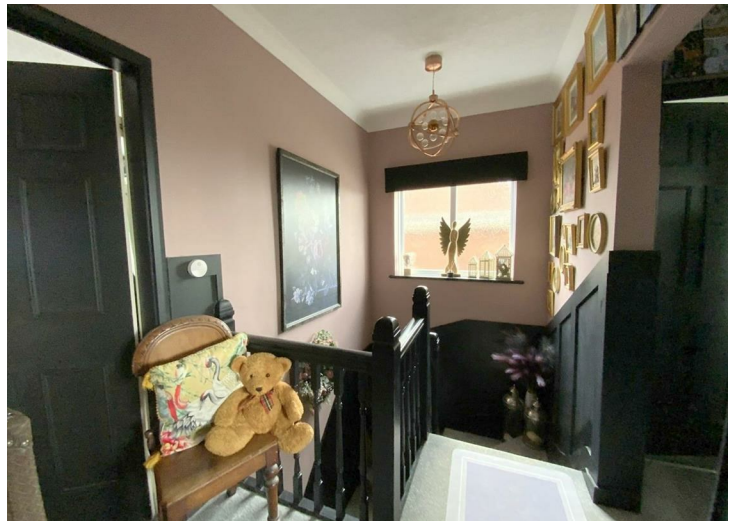
A traditional bay-fronted semi-detached home situated in a popular residential area of Cleethorpes, within a short distance of the seafront and town centre. The property offers spacious family accommodation, with three bedrooms, two reception rooms and a good-sized south-west facing rear garden.

The entrance hall provides fitted storage cupboards and access to the ground floor cloakroom/WC. The front aspect lounge features a stone fireplace, while the versatile rear sitting/dining room offers a second reception space, with French doors opening onto the rear patio. The kitchen is fitted with modern units and a range of integrated appliances, including an oven, gas hob, fridge/freezer, dishwasher and washing machine.

To the first floor are three bedrooms, together with a family bathroom fitted with a shower over the bath. A separate WC is located off the landing.

Outside, a lengthy driveway provides ample off-road parking and access to the detached garage, with an EV charger also installed. The good-sized rear garden enjoys a south west facing aspect and is mainly laid to lawn, with a spacious paved patio offering an attractive setting for outdoor seating and dining.

The property is ideally placed for the amenities of central Cleethorpes, including its shops, restaurants and seafront attractions, while local schools are also within easy reach.



LOUNGE
12'0" x 10'11" (3.67 x 3.34)

SITTING/DINING ROOM
10'10" x 10'7" (3.32 x 3.24)

KITCHEN
14'5" x 7'4" (4.40 x 2.24)

CLOAKROOM/WC
3'7" x 3'6" (1.10 x 1.09)

FIRST FLOOR

BEDROOM 1
14'4" x 10'7" (4.39 x 3.23)

BEDROOM 2
11'0" x 10'7" (3.36 x 3.23)

BEDROOM 3
8'4" x 7'2" (2.55 x 2.19)

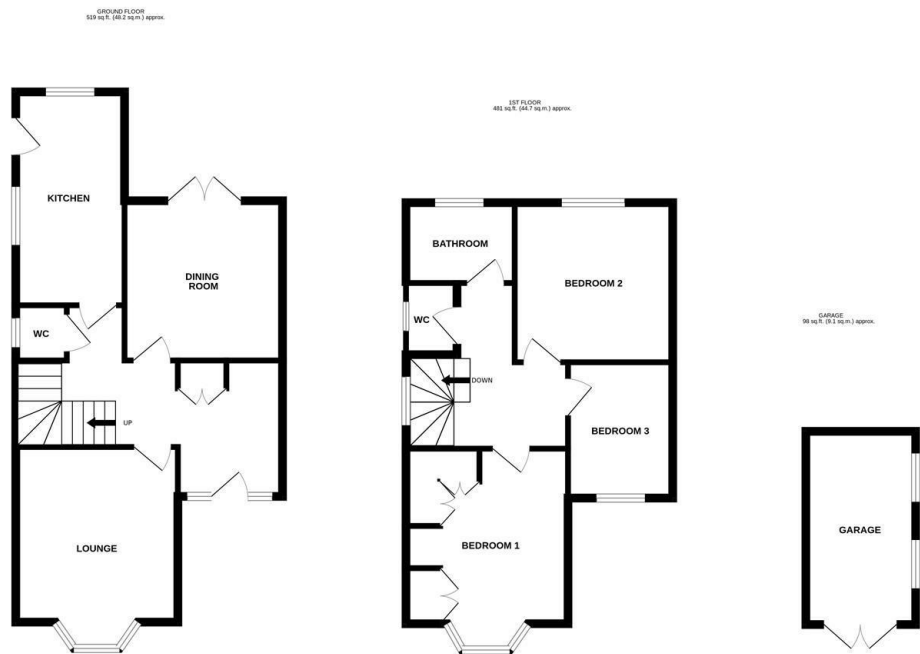
BATHROOM
7'4" x 5'5" (2.24 x 1.67)

SEPARATE WC
4'8" x 3'4" (1.43 x 1.03)

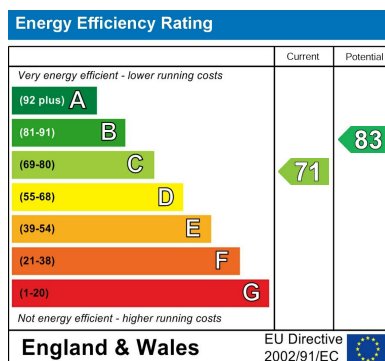
COUNCIL TAX BAND
B

TENURE
FREEHOLD





TOTAL FLOOR AREA: 1096 sq.ft. (102.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore