



**Barcroft Street
Cleethorpes
Lincolnshire
DN35 7DT**

Offers in Excess of £80,000

bettermove

Barcroft Street Cleethorpes

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

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

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

The interior of this well presented property comprises a spacious and open plan living room with dining area, the fitted kitchen and the family bathroom on the ground floor. The first floor consists of 3 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

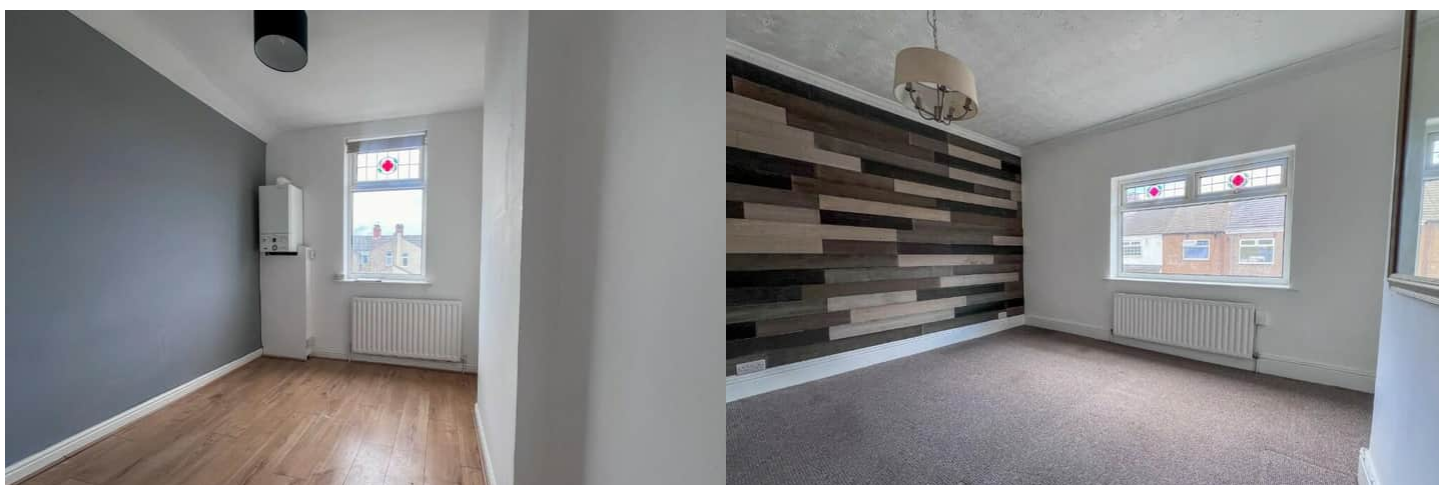
Located in the popular town of Cleethorpes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cleethorpes & New Clee Train Station, the A16 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

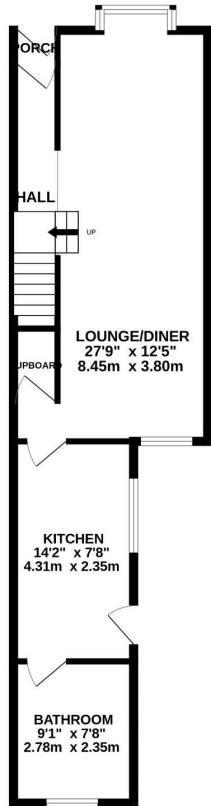
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

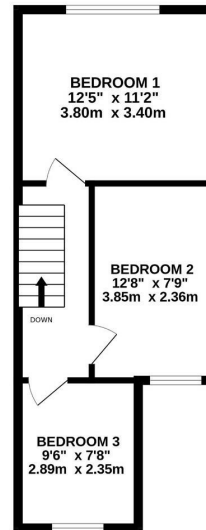
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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