



Pygott
Crone
FOR SALE
0800 377 404

Pygott
Crone

77 Mill Road
Cleethorpes, Lincolnshire, DN35 8JB

Guide Price
£145,000

3 Bedroom Terraced House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Mid Terrace Property
- 3/4 Bedrooms
- Refurbished Throughout
- Fantastic Living Space Over Four Floors
- Walking Distance to Cleethorpes Beach
- No Forward Chain
- Sought After Cleethorpes Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 77 Mill Road, Cleethorpes, Lincolnshire, DN35 8JB](#)



Overview

For Sale by the Modern Method of Auction - T & Cs Apply

Pygott & Crone are delighted to bring to the market this refurbished Mid-Link Town House Property which has superb living space across four floors and has been renovated to a very high standard. The property is located in the sought after location of Cleethorpes, which has an abundance of amenities on its doorstep and only a short walk to the seafront. Offered to the market with no forward chain and having undergone a full scheme of no expense spared renovation which has been modernised throughout.



Upon stepping foot in the property, you will be greeted by the stunning open plan Living/Dining Kitchen - providing the perfect space for entertaining for the whole family to enjoy. To the first floor there is a Lounge, WC & Bedroom/Utility room. To the second floor you have the Main Bedroom as well as a modernised three piece shower room. Finally you have the third floor where there are 2 further Bedrooms.

To the rear of the property features South East private enclosed rear garden (with outside WC & power source, as well as a large timber built shed). This is found to the side passage and hidden behind a further gated entrance & offers the perfect sun trap for those summer months.

The property also benefits from gas central heating and double glazed Sash and Velux windows with shutters and blinds fitted. Viewings are essential to fully appreciate the living accommodation on offer.

The property has undergone a full refurbishment and the vendor has made us aware that some of the key features and work that has been completed are:



- Brand new rewire and plumbing, all with certs.
- Full 100mm EWI installed by Rameco with green homes grant. This comes with its own 25year insurance policy.
- Brand new double glazing windows and doors throughout with new three new double glazed Velux throughout. Double glazing has its own insurance policy with installation cert.
- Fireboarding and internal roof insulation in the roof.
- Insulation between each floor space.
- New central heating system with Baxi 830 combo boiler using HIVE system.
- Smart Meter for water, gas and electricity.
- 2022 Hetas compliant multi fuel fire.
- All radiators are thermostatically controlled.
- Bespoke Kitchen with Oak surfaces.
- Brand new Bespoke solid Oak staircase.
- Internet has been installed and just requires change of use.
- Hard wired smoke detectors on all floors. CO2 detectors on ground floor and first floor boiler room.
- Outside toilet in Garden with new Harris rail fencing system and new shed. Electrics installed to garden too.





This house has been Designed, Styled and rebuilt to perfection and with its location enhances its versatility with the corporate let sector, airbnb or private residence .



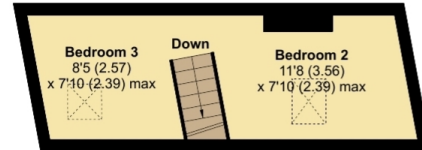
Mill Road, Cleethorpes, DN35

Approximate Area = 1039 sq ft / 96.5 sq m

Outbuildings = 70 sq ft / 6.5 sq m

Total = 1109 sq ft / 103 sq m

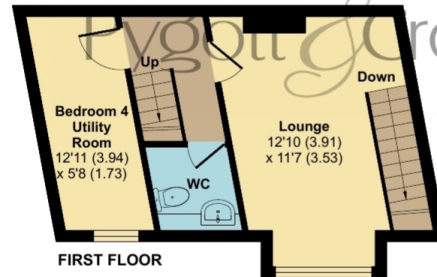
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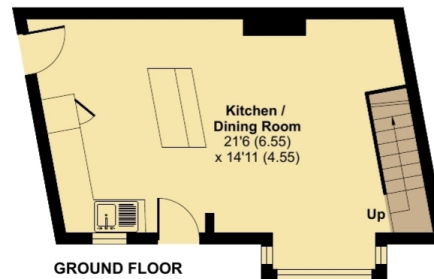
THIRD FLOOR



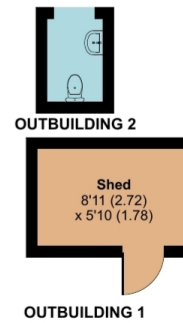
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1169384



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Kitchen/Dining Room 6.55 x 4.55m

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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77 Mill Road, Cleethorpes
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960