



Pygott
& Crone

213 Daubney Street
Cleethorpes, Lincolnshire, DN35 7PE

£85,000

3 Bedroom Terraced House

- Freehold
- Mid Terrace Property
- Being Sold With Tenant in Situ
- 3 Bedrooms
- Tenant Paying £675 pcm
- Gross Yield of 9.5 % if Sold at Asking Price
- Well Presented Throughout
- Cleethorpes Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 213 Daubney Street, Cleethorpes, Lincolnshire, DN35 7PE](#)



Overview

Pygott & Crone are delighted to bring to market this 3 Bedroom Mid Terraced Home which is being sold with tenants in situ, making this an ideal investment opportunity. The tenant is currently paying £675 pcm which will bring the potential buyer a gross yield of 9.5% if sold at asking price.

Located in Cleethorpes, the property has a host of amenities nearby including shops, takeaways, and schools. Easy access to the A180 and a variety of bus routes nearby provide great transport links.

Internal accommodation briefly comprised of: Entrance Hallway, Living Room, Dining Room, Kitchen. Upstairs are 3 Bedrooms and a family Bathroom. Outside a small garden to the front and ample sized garden to the rear. On street parking is available.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST; the property will be sold with tenants in situ.



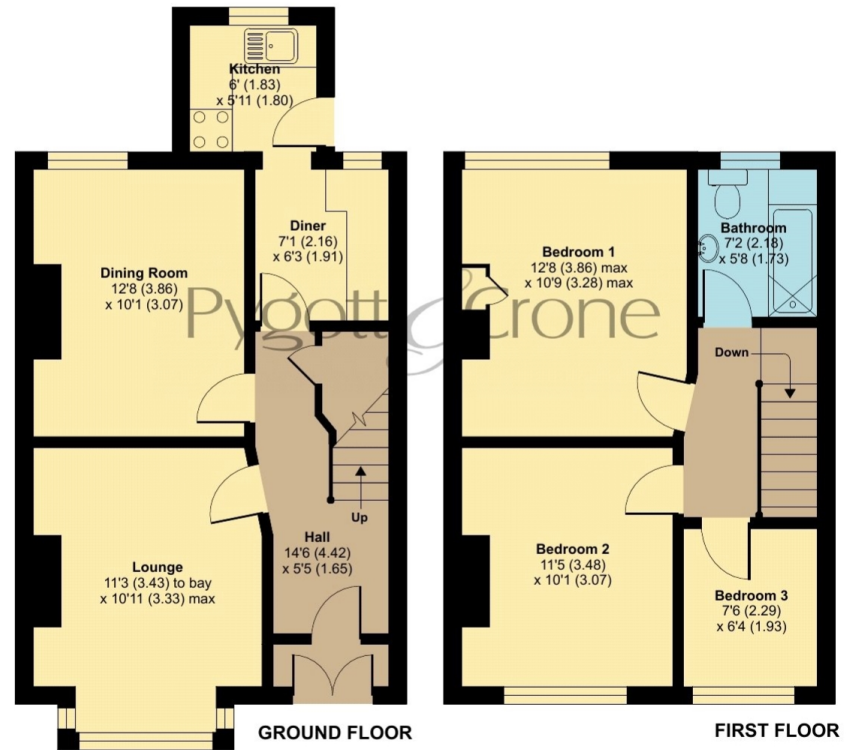




Daubney Street, DN35

Approximate Area = 880 sq ft / 81.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 854060



Location



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Mortgage & Protection Adviser

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213 Daubney Street, Cleethorpes
is on the market with our Grimsby branch

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

01472 264960