



Pygott
& Crone

10 Clerke Street
Cleethorpes, Lincolnshire, DN35 7ND

£85,000

3 Bedroom Terraced House

- Freehold
- Mid Terrace Property
- Being Sold With Tenant in Situ
- Ideal Investment Opportunity
- 3 Bedrooms
- Tenant Paying £650
- Potential Gross Yield of 9.17 %
- Cleethorpes Location
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 10 Clerke Street, Cleethorpes, Lincolnshire, DN35 7ND](#)



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 £650 pcm which will bring the potential buyer a gross yield of 9.17% 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, Through Lounge/Diner, Kitchen and Bathroom. Upstairs are 3 Bedrooms.. Outside a small garden to the front and private enclosed garden to the rear. On street parking is available.

Agent's Note: The property is to be sold with tenants in situ.

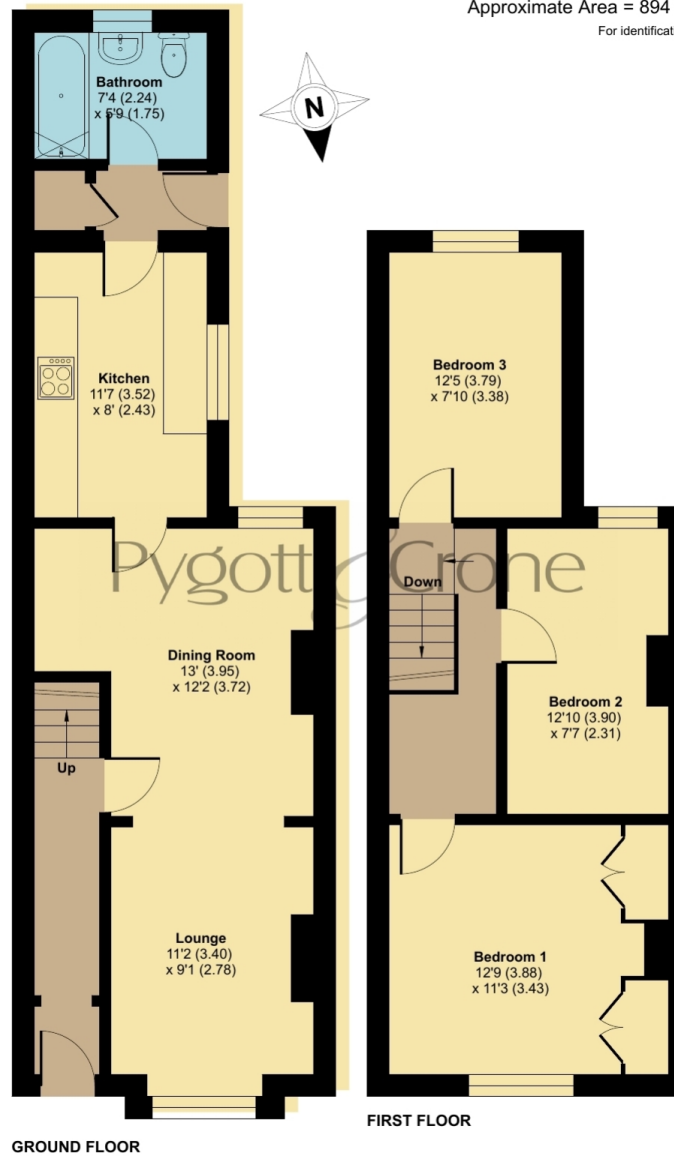




Clerke Street, Cleethorpes, DN35

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Pygott & Crone. REF: 1484003



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A smartphone displaying the Pygott Plus+ app interface. The screen shows a 'Welcome to Pygott Plus+' message, a large plus sign, and fields for 'Email address' and 'Password' with a 'Login' button.


Location



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is on the market with our Grimsby branch

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