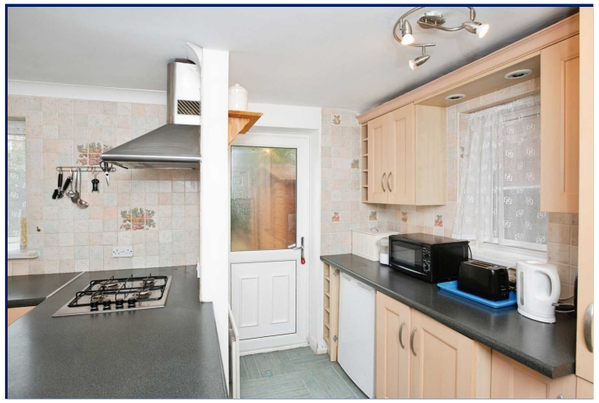


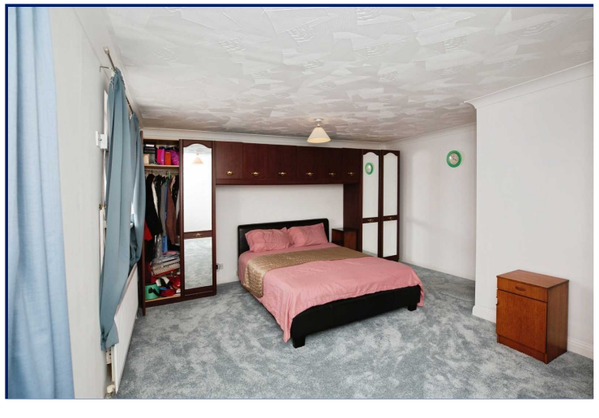


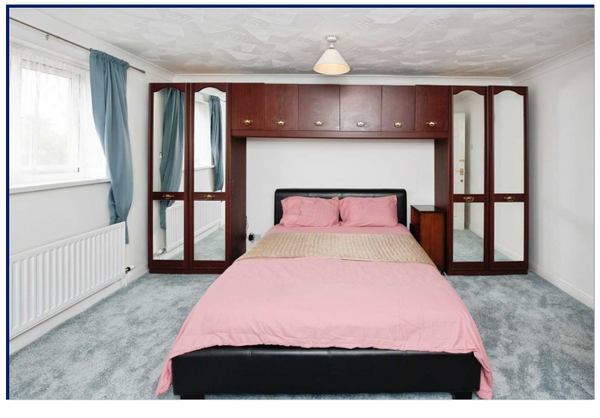












Chelsea Walk, Cleethorpes,
Lincolnshire, DN35

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

Chelsea Walk, Cleethorpes, Lincolnshire, DN35

Asking Price: £250,000 Freehold

Council Tax Band: D
EPC Rating: D

A well-presented four-bedroom detached family home in a quiet Cleethorpes cul-de-sac, offering two reception rooms, off-road parking for around three cars plus a garage, and convenient access to local amenities, the seafront and transport links.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Quiet cul-de-sac location
- Detached four-bedroom family home
- Two spacious reception rooms

FOR SALE VIA MODERN AUCTION
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Location
Chelsea Walk is situated in a popular residential area of Cleethorpes, offering a convenient location close to a range of local amenities and everyday facilities. The property is ideally positioned for access to Cleethorpes Country Park, providing attractive green open space, scenic walking routes and opportunities for outdoor recreation. The nearby town centre and seafront offer a variety of shops, cafés, restaurants and leisure facilities, while excellent transport links provide convenient access to Grimsby and the surrounding areas. The location is well suited to professionals, families and those looking to enjoy the benefits of coastal living while remaining within easy reach of local amenities.

Main Accommodation

Hallway

Living Room
16'3" x 11'2" (4.95m x 3.4m)

Kitchen/Dining Room
15'5" x 10'6" (4.7m x 3.2m)

Sun Room
18'8" x 11'2" (5.7m x 3.4m)

First Floor Landing

Bedroom 1
17'9" x 14'1" (5.4m x 4.3m)

Bedroom 2
10'6" x 8'10" (3.2m x 2.7m)

Bedroom 3
9'2" x 8'2" (2.8m x 2.5m)

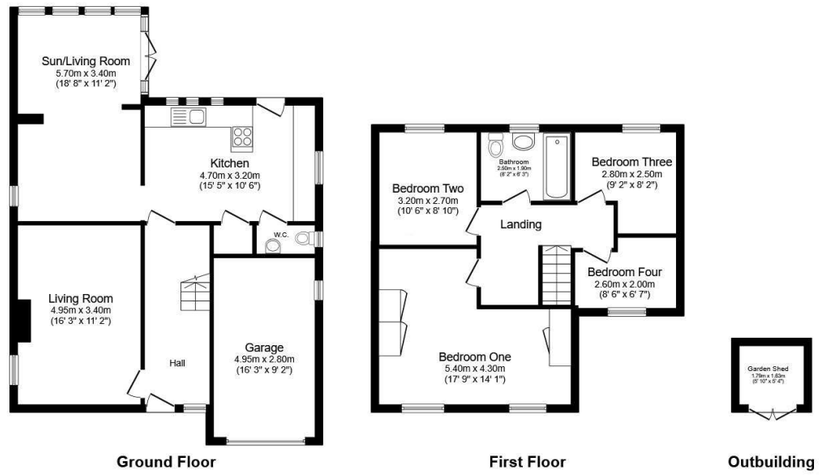


For full EPC please contact the branch.

Bedroom 4
8'6" x 6'7" (2.6m x 2m)

Bathroom
8'2" x 6'3" (2.5m x 1.9m)

Garage
16'3" x 9'2" (4.95m x 2.8m)



Total floor area 135.5 sq.m. (1,458 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk