

38 Taylor Street, Cleethorpes, DN35 7AX

£65,000

ASTON ESTATES

Established 2008



38 Taylor Street, Cleethorpes, DN35 7AX

A lovely, terraced property offered unfurnished.

Situated in a well-known residential area, this property is a short 5-minute walk from Cleethorpes beach front.

This property includes: two reception rooms, kitchen, three sizeable bedrooms, ground floor bathroom, and gardens to the front and rear.



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7AX

Key Features:

- terraced property
- Offered Unfurnished
- Large Kitchen
- 2 reception rooms
- 3 Bedrooms
- Ground floor family bathroom
- Front courtyard
- Rear garden
- Freehold



21/05/2024, 12:23 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

38 Taylor Street CLEETHORPES DN35 7AX	Energy rating E	Valid until: 17 April 2032
		Certificate number: 2863-6127-1141-1218-3301

Property type	Mid-terrace house
Total floor area	96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Location:

Situated in a popular residential area, this delightful property boasts a convenient location. Just a brief 5-minute stroll away, residents can enjoy numerous advantages such as Cleethorpes beach front.

Stations:

- New Clee (0.3mi.)
- Grimsby Docks (0.9mi.)
- Cleethorpes (1.2mi.)

Doctors/Pharmacy:

- Clee Medical Centre (0.9mi)
- Cottingham Pharmacy (0.8mi)

Schools:

- Phoenix Park Academy (0.4mi.)
- Weelsby Academy (0.5mi.)
- Elliston Primary Academy (0.5mi.)

Measurements:

Entrance hallway- 11.42 X 3.02

Front/Living room- 13.15 X 9.83 into chimney breast.

Living/Dining room- 11.66 X 13.28 into chimney breast

Kitchen- 28 X 7.87

Space between kitchen and bathroom- 3.64 X 5.77

Bathroom- 7.91 X 7.67

Bedroom 1- 11.31 X 13.34 into chimney breast

Bedroom 2- 11.73 X 13.38 into chimney breast

Bedroom 3- 13.99 X 8.01 into chimney breast



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Viewings strictly via agent

Contact us on 01472 230988 or via email aston.estates@hotmail.co.uk to arrange a
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