



62 Clover Hill Drive, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4XP

A delightful two bedroom town house with an ENCLOSED REAR GARDEN and ALLOCATED PARKING FOR TWO CARS. Providing the option to purchase 75% or 100% (via a shared ownership scheme) this property could be the ideal opportunity to gain a foot on the property ladder. Viewing is a must.



Option to purchase 75% at £60,000 or 100% at £80,000

Fully fitted Kitchen

End of terrace Town House

Solar panels

EPC rating 'B'

Gas central heating & double glazing

£60,000

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£60,000

Entrance hall

Stairs rising to the first floor. Doors giving access to the Kitchen, Cloaks / WC & Lounge.

Cloaks / WC

Double glazed window to the front aspect. Low level WC and a wash hand basin. Tiled effect flooring. Radiator.

Lounge 12' 10" x 12' 5" (3.91m x 3.78m)

Double glazed window to the side aspect. Patio doors leading to the rear garden. Radiator. Coving. Under stairs storage cupboard.

Kitchen 8' 8" x 5' 5" (2.64m x 1.65m)

Double glazed window to the front aspect. Radiator. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Built in electric oven and four ring hob with a stainless steel extractor hood over. Tiled effect Linoleum flooring.

First floor landing

Radiator. Loft access provided by a hatch.

Bedroom one 13' 0" x 10' 1" (3.96m x 3.07m)

Two double glazed windows to the front aspect. Radiator.

Bedroom two 13' 0" x 7' 6" (3.96m x 2.28m)

Double glazed window to the rear aspect. Radiator.

Bathroom / WC 6' 5" x 5' 8" (1.95m x 1.73m)

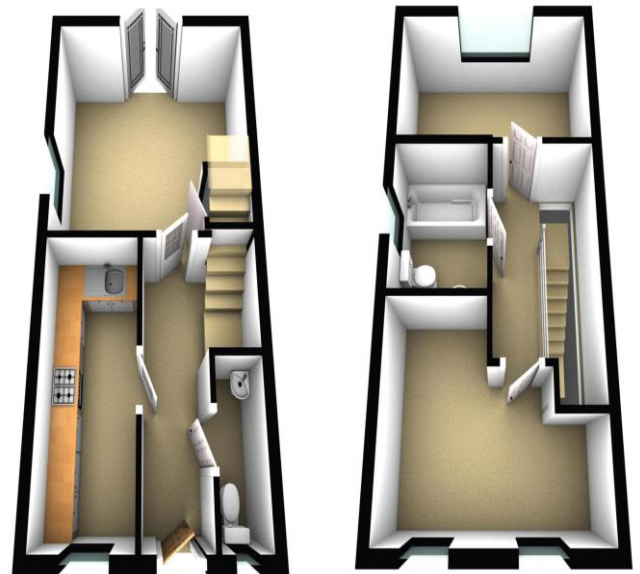
Double glazed window to the side aspect. Low level WC, pedestal wash hand basin and a paneled bath with a shower over. Radiator. Tiled effect Linoleum flooring.

Rear garden

There is a patio and an enclosed lawn area to the rear of the property along with two allocated car parking spaces.

Shared Ownership - All you need to know

<https://coastandcountryhousing.org.uk/shared-ownership-all-you-need-to-know>



MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

Energy Performance Certificate

Clover Hill Drive, Loftus, SALTBURN-BY-THE-SEA, TS13 4XP

Dwelling type: End-terrace house **Reference number:**
Date of assessment: 22 February 2013 **Type of assessment:** SAP, new dwelling **Date of certificate:** 22 February 2013 **Total floor area:** 60 m² **Use this document to:**

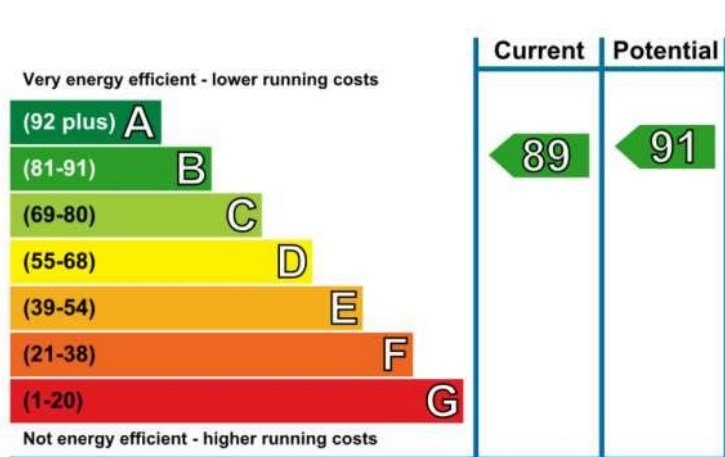
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,041

Over 3 years you could save £ 75

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	
Heating	£ 696 over 3 years	£ 696 over 3 years	
Hot Water	£ 231 over 3 years	£ 156 over 3 years	
Totals	£ 1,041	£ 966	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 75