

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

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PROPERTY FOR SALE

2A BURSAR STREET, CLEETHORPES

PURCHASE PRICE £72,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£72,500

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



2A BURSAR STREET, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this little gem of a property in the heart of Cleethorpes which would make an ideal investment, Air BnB or first time buy. The property is located just off Isaacs Hill which is within walking distance of Cleethorpes Sea Front and all that it has to offer. The property comprises of a lounge, a fitted kitchen, to the first floor is a double bedroom with access to a spacious loft and a modern bathroom. The property benefits from u.PVC double glazing, gas central heating and small front and rear gardens. NO CHAIN

LOUNGE

14'4 x 9'6 (4.37m x 2.90m)

Through the u.PVC double glazed front door into the lounge with a u.PVC double glazed window, a central heating radiator, a light, ceiling rose and coving to the ceiling.

KITCHEN

7'11 x 5'5 (2.41m x 1.65m)

The kitchen with a range of base and wall units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap, an integrated electric oven and a two ring gas hob. A u.PVC double glazed door to the small garden and a u.PVC double glazed window, a tiled floor, the central heating boiler and spot lights to the ceiling. The stairs to the first floor accommodation and there is a little alcove providing space for a washing machine.

LANDING

Up the stairs to the first floor accommodation with doors to the bedroom and bathroom, two u.PVC double glazed windows and a spot light to the ceiling.

BEDROOM 1

11'8 x 9'6 (3.56m x 2.90m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, wood flooring and spot lights and coving to the ceiling. The loft access is also in the bedroom with a loft ladder, wood flooring, sky lights and light and power.

BATHROOM

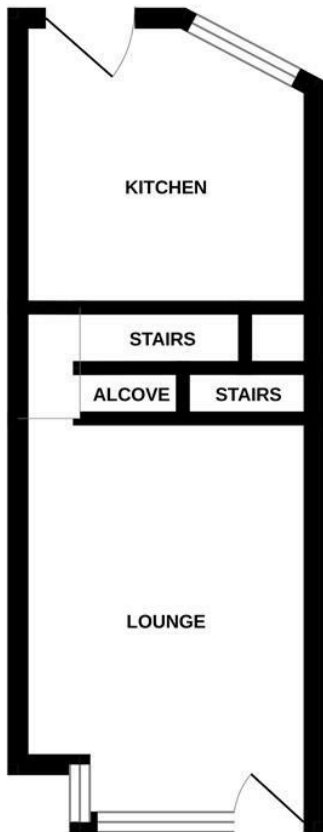
8' x 7'8 (2.44m x 2.34m)

The bathroom with a white suite comprising of a corner bath with chrome mixer shower taps, a glass shower screen, a WC with a central chrome flush and a vanity sink unit with a chrome mixer tap. Fully tiled walls and floor, a u.PVC double glazed obscure window to the rear and a light to the ceiling.

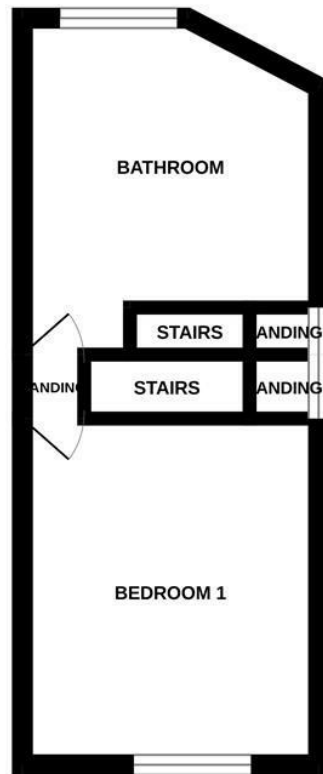
OUTSIDE

The small front garden has a walled boundary and is laid to concrete and decorative stones. The rear garden has a walled and fenced boundary, steps down from the back door and it is concreted for ease of maintenance.

GROUND FLOOR




1ST FLOOR




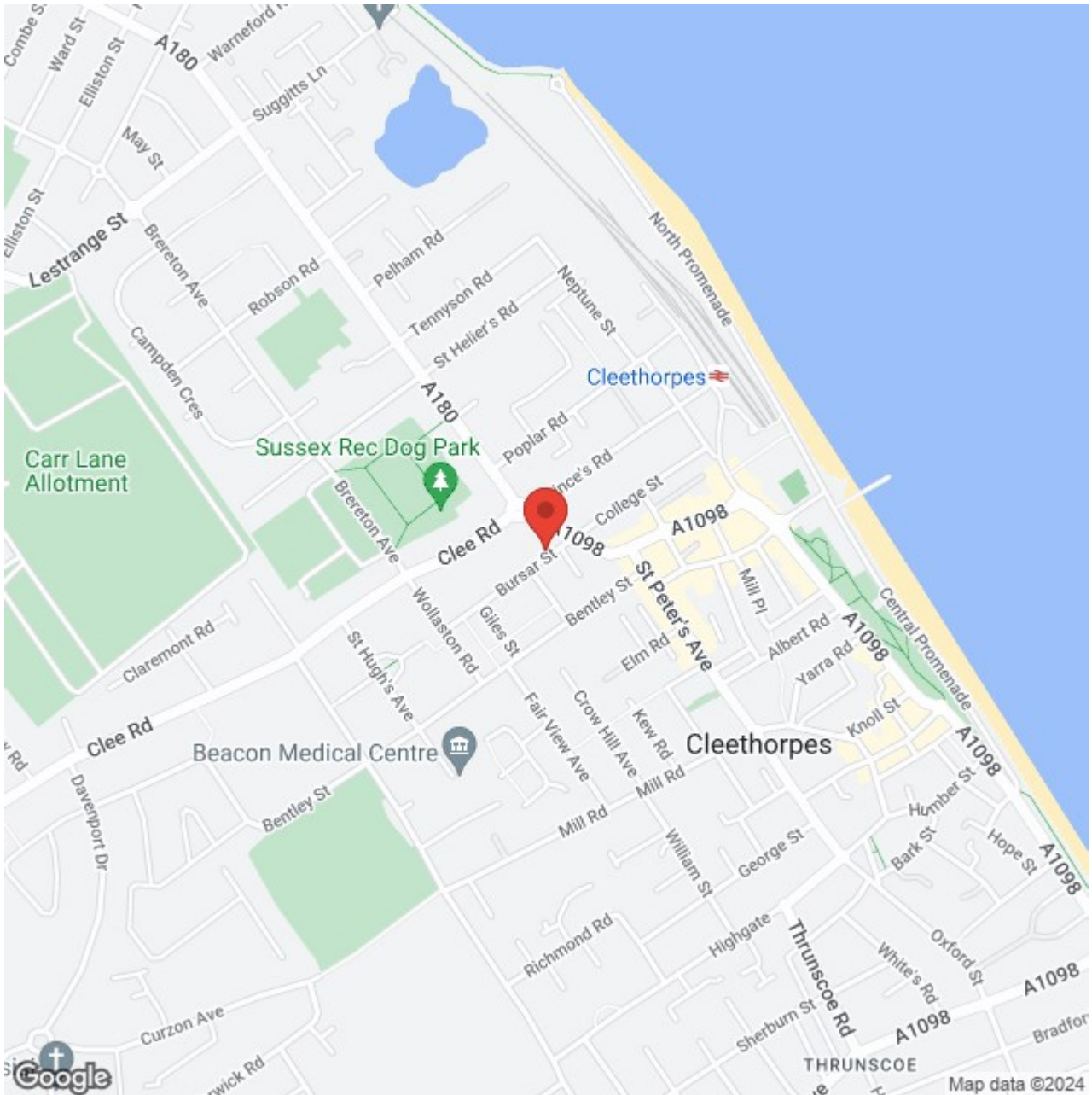
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	57	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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