

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 32 VIVIAN AVENUE, GRIMSBY

**PURCHASE PRICE £362,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

F

#### PURCHASE PRICE

£362,950

#### TENURE

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



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Registered in England No. 4782567



## 32 VIVIAN AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this well presented detached property on the corner of Vivian and Vaughan Avenue. The property is close to the local well-regarded schools in the area and it is close to Cleethorpes Sea Front and all that it has to offer. The property comprises of a welcoming entrance hall, a cloakroom, an office/bedroom 5, a lovely lounge with a log burner, a further sitting room and a fabulous kitchen/diner. To the first floor there are three double bedrooms and a single bedroom, the master bedroom also has an en-suite and then there is a fantastic four piece family bathroom. The property benefits from u.PVC double glazing, gas central heating, gardens, a drive and a detached garage. This property must be viewed to appreciate all on offer.

### ENTRANCE HALL

Through a composite front door into the welcoming hall with a return staircase to the first floor, a u.PVC double glazed window and a central heating radiator. There is Lin Crusta wallpaper to the bottom half of the walls and there is spot lights and a light to the ceiling.



### CLOAKROOM

The cloakroom with a low-flush WC, a pedestal wash hand basin with chrome taps, a central heating radiator, two u.PVC double glazed windows, vinyl to the floor and a light to the ceiling.

### OFFICE/BEDROOM 5

9'4 x 9'0 (2.84m x 2.74m)

With two u.PVC double glazed windows, a central heating radiator, a light and coving to the ceiling.





## 32 VIVIAN AVENUE, GRIMSBY

### LOUNGE

17'2 x 16'9 (5.23m x 5.11m)

The lounge with a u.PVC double glazed walk-in bay window, a log burner set on a marble hearth with a tiled back and wooden mantle and a central heating radiator. Laminate to the floor and wall lights.



**LOUNGE**



**SITTING ROOM**

17'5 x 11'2 (5.31m x 3.40m)

The sitting room with a u.PVC double glazed window and u.PVC double glazed French doors, a wall mounted bio-ethanol living flame fire, a central heating radiator and lights to the ceiling.





**SITTING ROOM**



**KITCHEN/DINER**

21'8 x 10'4 (6.60m x 3.15m)

With a range of cream base and wall units with contrasting work surfaces and tiled reveals. A black sink unit with a chrome mixer tap, an integrated electric oven, an induction hob and an extractor over. A u.PVC double glazed doors, three u.PVC double glazed windows, under floor heating and a central heating radiator. A cupboard housing the central heating boiler and there is also plumbing for a washing machine in here. A tiled floor and spot light to the ceiling

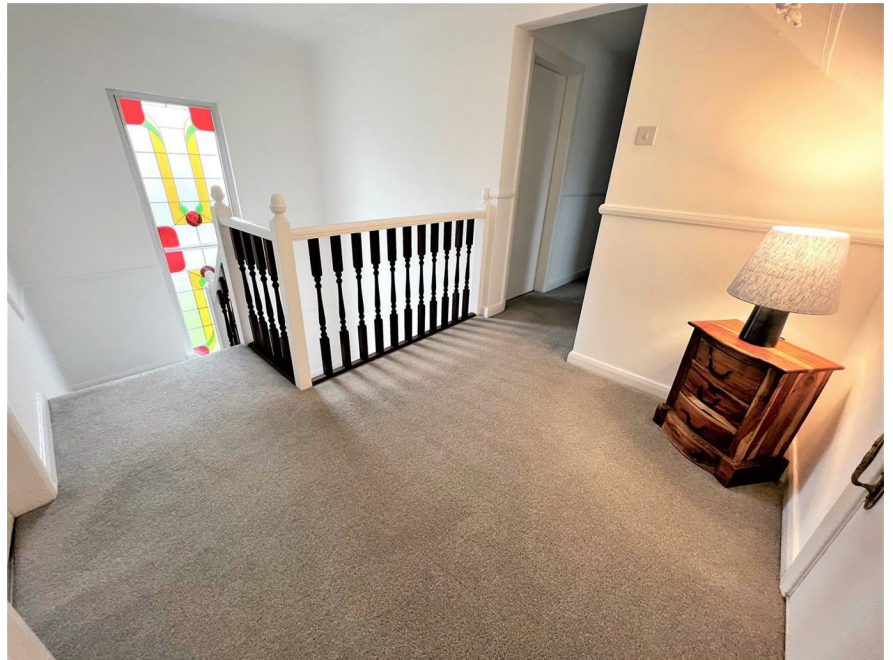


**KITCHEN/DINER**



**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off, a beautiful stained glass window and access to the eaves. There is loft access, a light and spot lights to the ceiling.





**BEDROOM 1**

14'7 x 14'1 (4.45m x 4.29m)

The master bedroom with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes, a light and coving to the ceiling. An arch through to the en-suite.



**BEDROOM 1**



**EN-SUITE**

The en-suite with a shower cubicle with an electric shower and a vanity sink with chrome taps. Fully tiled walls and a light to the ceiling.

**BEDROOM 2**

12'4 x 10'11 (3.76m x 3.33m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.



**BEDROOM 3**

14'10 x 9'1 (4.52m x 2.77m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.





**BEDROOM 4**

10'0 x 6'11 (3.05m x 2.11m)

This bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



**BATHROOM**

10'0 x 6'11 (3.05m x 2.11m)

The modern bathroom with a white suite comprising of a free standing bath and free standing chrome mixer shower tap, a sink set in a vanity unit with grey drawers, a WC with a central chrome flush and separate shower enclosure with a Mira remote control shower. A u.PVC double glazed windows, fully tiled walls and luxury vinyl tiles to the floor, a grey ladder style central heating radiator and spot lights to the ceiling.



## 32 VIVIAN AVENUE, GRIMSBY

### GARDENS

The property occupies a generous corner plot with a lawned garden and borders and a concrete drive that leads to the detached garage. At the rear of the property there is a patio area and a further lawned garden with borders.



### GARDENS



### GARAGE

The detached garage with an up and over door and there is light and power within.

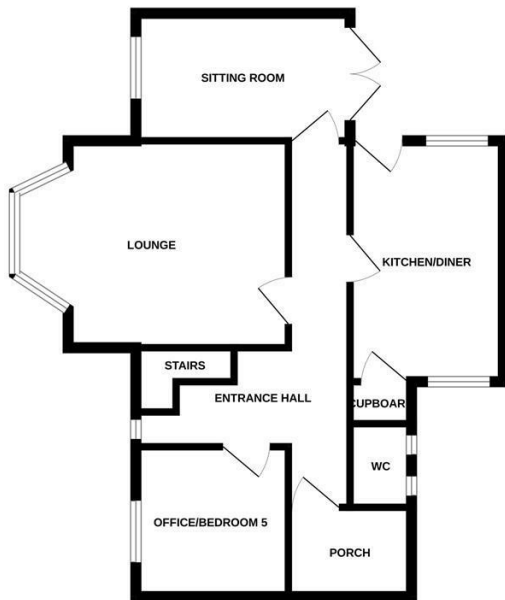


**32 VIVIAN AVENUE, GRIMSBY**

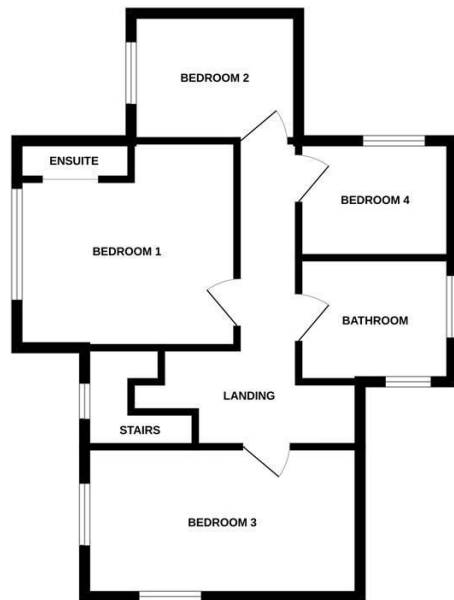
**FRONT VIEW**



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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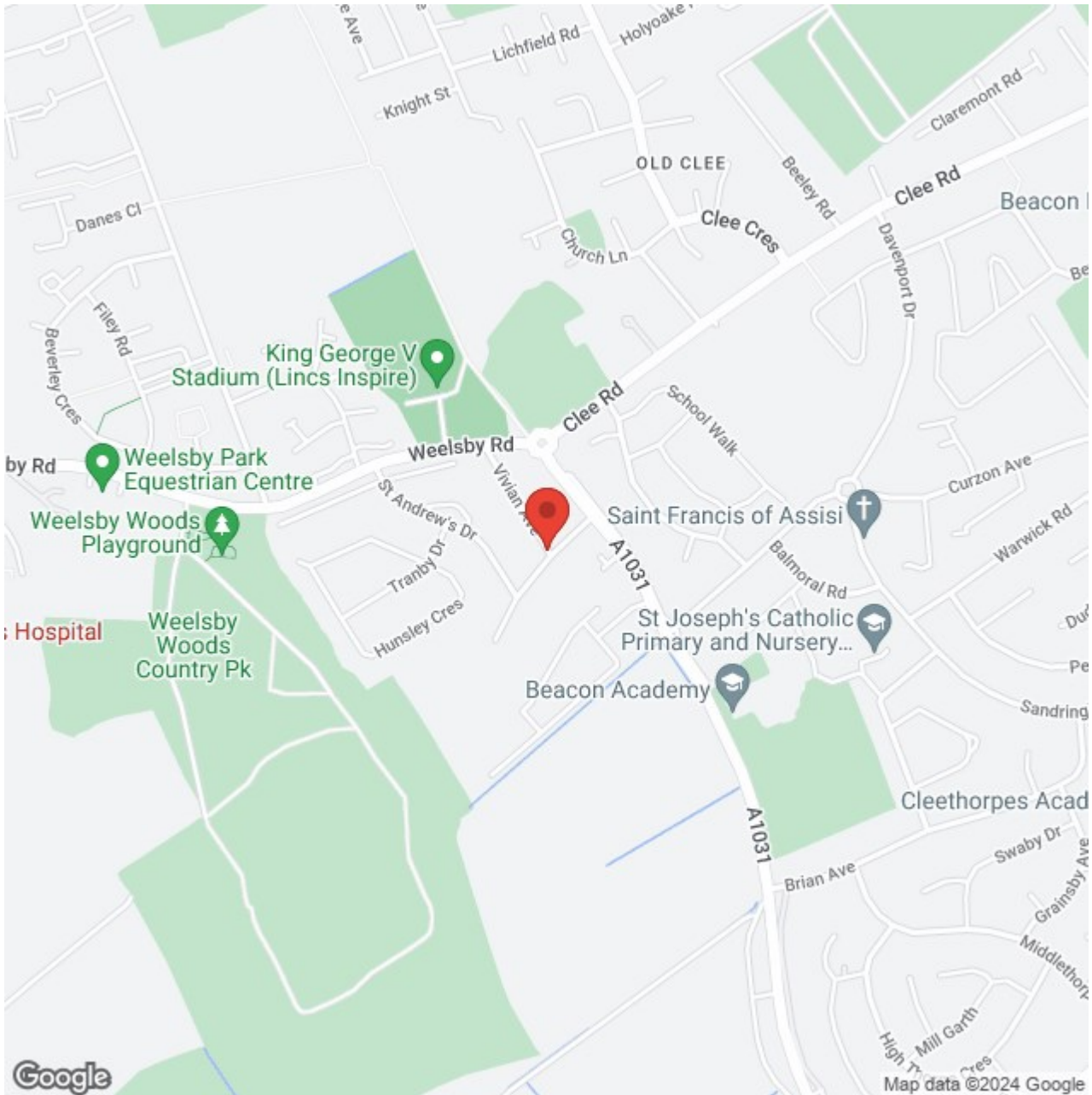


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>58</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 James Welham 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 James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*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 James Welham JDW Associates 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 James Welham.)*

**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.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland