

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE

8 ST. THOMAS CLOSE, HUMBERSTON GRIMSBY

PURCHASE PRICE £265,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£265,000

TENURE

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



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8 ST. THOMAS CLOSE, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this well presented property which has been maintained to a high standard by the current owners. The property is located close to well regarded schools in the area, it is also a short drive to Cleethorpes Sea Front and all that it has to offer. The property comprises of a welcoming entrance hall, a spacious lounge, a dining room or fourth bedroom, a fitted kitchen/breakfast room and a garden room. Also to the ground floor is a double bedroom with fitted wardrobes and a bathroom. To the first floor there are two bedrooms both with fitted wardrobes and a further bathroom. The property benefits from gas central heating, u.PVC double glazing and has neutral decor giving the property a light and airy feel. There is a well maintained front garden with a block-paved drive that leads to the detached garage. To the rear of the property is a secure and well maintained garden which is laid to lawn and boasts a large patio area. This property is offered for sale with no chain and must be viewed to appreciate all on offer.

ENTRANCE HALL

Through the composite front door into the welcoming hall with stairs to the first floor accommodation, a u.PVC double glazed window, a central heating radiator and wall lights. There is a built in storage cupboard, a smaller cupboard housing the electric meter and new consumer unit.



LOUNGE

18'2 x 10'6 (5.54m x 3.20m)

The spacious lounge with a u.PVC double glazed bow window and two windows to the side allowing the light to flood into the room. There is a feature fire surround with a marble back and hearth and an inset coal effect gas fire, a central heating radiator and a light and coving to the ceiling.



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DINING ROOM/BEDROOM 4

11'10 x 11'6 (3.61m x 3.51m)

The dining room/Bedroom 4 with a u.PVC double glazed window to the front, a central heating radiator, wall lights, central ceiling light and coving to the ceiling.



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KITCHEN/BREAKFAST ROOM

8'0 x 17'3 (2.44m x 5.26m)

This kitchen/breakfast room with a range of wall and base units with contrasting work surfaces and tiled reveals. A double stainless steel sink unit with a chrome mixer tap, a housed NEFF double electric oven, an integrated electric hob with an extractor over. There is space for a washing machine, a dishwasher and an under counter fridge and freezer and there is a breakfast bar which seats four people. Two u.PVC double glazed windows, a central heating radiator, vinyl to the floor and a light to the ceiling.



LOBBY

The lobby with a u.PVC double glazed window, vinyl to the floor and the central heating boiler is located here.

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GARDEN ROOM

11'9 x 9'4 (3.58m x 2.84m)

The garden room with a u.PVC double glazed window overlooking the rear of the property and a composite door leads into the garden. There is a central heating radiator, wall lights and coving to the ceiling.



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BEDROOM 3

10'6 x 8'6 (3.20m x 2.59m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes, a light and coving to the ceiling.



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BATHROOM

7'4 x 4'11 (2.24m x 1.50m)

With a cream suite comprising of a paneled bath with chrome mixer shower taps, a shower screen, a pedestal wash hand basin with chrome taps and a WC with a chrome flush. There is a u.PVC double glazed window, fully tiled walls, a central heating radiator and a light to the ceiling.



LANDING

Up the oak stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

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BEDROOM 1

12'10 x 12'1 (3.91m x 3.68m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes, drawers and a dressing table. A built in cupboard and a light to the ceiling.



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BEDROOM 2

12'2 x 10'7 max (3.71m x 3.23m max)

This bedroom with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes and drawers. A built in cupboard and a light to the ceiling.



BATHROOM

9'7 x 4'9 (2.92m x 1.45m)

The second bathroom with a pale peach suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with chrome fittings. There is a u.PVC double glazed window, fully tiled walls, a central heating radiator, a large built in cupboard housing the water cylinder and a light to the ceiling.



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GARDENS

The front garden has a walled and fenced boundary with wrought iron gates. It is mainly laid to lawn with raised borders and there is a block-paved drive leading to the detached garage.

The secure rear garden has a hedged boundary, it is mainly laid to lawn and has borders with established plants and shrubs and there is a large raised patio area.



GARAGE

The detached brick garage with double wooden doors, a u.PVC double glazed window and door to the side. There is light and power within and a brand new consumer unit.

GARDEN



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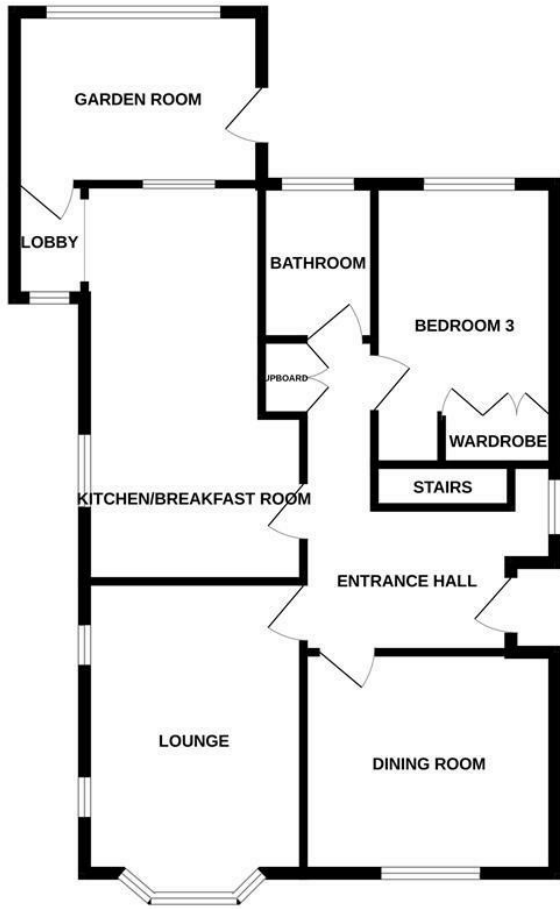
GARDEN



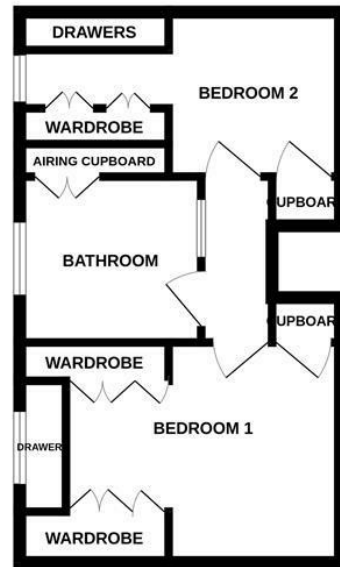
GARDEN



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		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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