

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

93 WATERSIDE DRIVE, GRIMSBY

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

We understand the property is Leasehold with a 99 year lease from April 1994 and this is to be confirmed by the solicitors - THIS PROPERTY WILL BE MADE FREEHOLD ON COMPLETION



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



93 WATERSIDE DRIVE, GRIMSBY

PUBLIC NOTICE

ADDRESS- 93 Waterside Drive, Grimsby, DN31 1RY

We are acting in the sale of the above property and have received an offer of £85,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Bettles, Miles and Holland are delighted to offer for sale with no chain this end terrace property located within walking distance of the Town Centre and the local amenities. It also has good transport links. The property comprises of an entrance porch, a hall, a fitted kitchen, a spacious lounge and a conservatory. To the first floor there are two bedrooms the main bedroom having fitted wardrobes and a bathroom. The property benefits from u.PVC double glazing, gas central heating, front and rear gardens and off street parking. **THIS PROPERTY WILL BE MADE FREEHOLD ON COMPLETION**

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with the gas and electric meters, a storage cupboard housing the central heating boiler and a light to the ceiling.

HALL

Through a hardwood door into the hall with a central heating radiator and a light to the ceiling.

KITCHEN

9'4 x 8'3 (2.84m x 2.51m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and an extractor above, an integrated fridge and freezer and plumbing for a washing machine. There is a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



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LOUNGE

15'1 x 13'0 (4.60m x 3.96m)

The spacious lounge with stairs to the first floor accommodation, a cream painted fire surround with an electric log effect fire within, sliding patio doors into the conservatory. There is a central heating radiator, wall lights and a light and coving to the ceiling.



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CONSERVATORY

9'9 x 9'4 (2.97m x 2.84m)

The conservatory with u.PVC double glazed windows to three sides and u.PVC double glazed French doors which open onto the garden. There is vinyl to the floor and a fan light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, an airing cupboard housing the water cylinder. There is a light and coving to the ceiling.

BATHROOM

7'0 x 5'6 (2.13m x 1.68m)

With a white suite comprising of a paneled bath with a chrome mixer tap, and electric shower over the bath and a folding shower screen. A pedestal wash hand basin and a WC both with chrome fittings. A u.PVC double glazed window, fully tiled walls, a central heating radiator, tile effect laminate to the floor and a tiled to the ceiling.



93 WATERSIDE DRIVE, GRIMSBY

BEDROOM 1

11'11 x 13'0 (3.63m x 3.96m)

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



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BEDROOM 2

11'8 x 5'8 (3.56m x 1.73m)

With a u.PVC double glazed window to the front of the property, a central heating radiator, loft access and a light and coving to the ceiling.



OUTSIDE

The front of the property has a fenced boundary with established bushes and shrubs and a concrete path to the front door and there is off street parking.

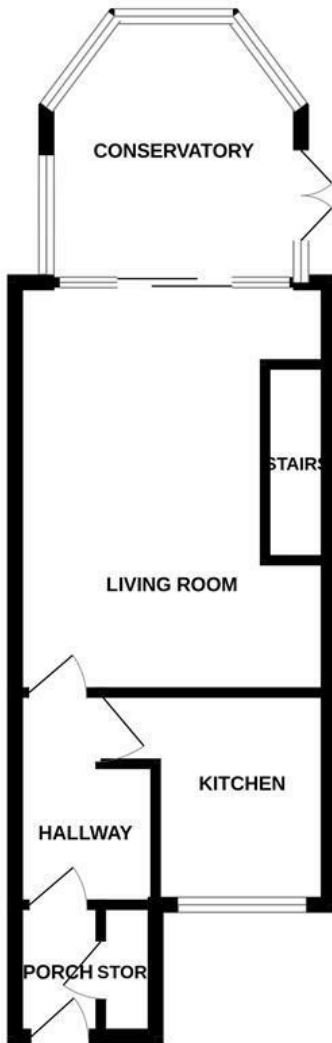
The rear garden has a walled boundary and is laid to pavers and there is a timber shed.



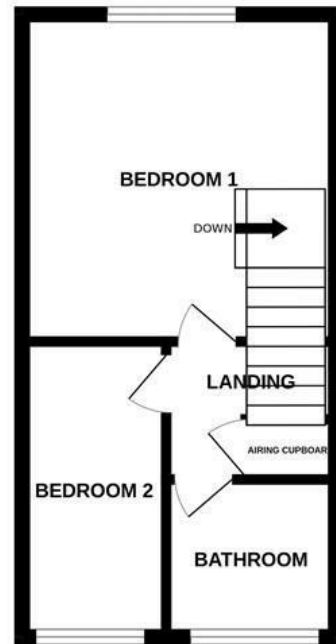
LEASE

There is a 99 year lease on the property from April 1994.

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		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

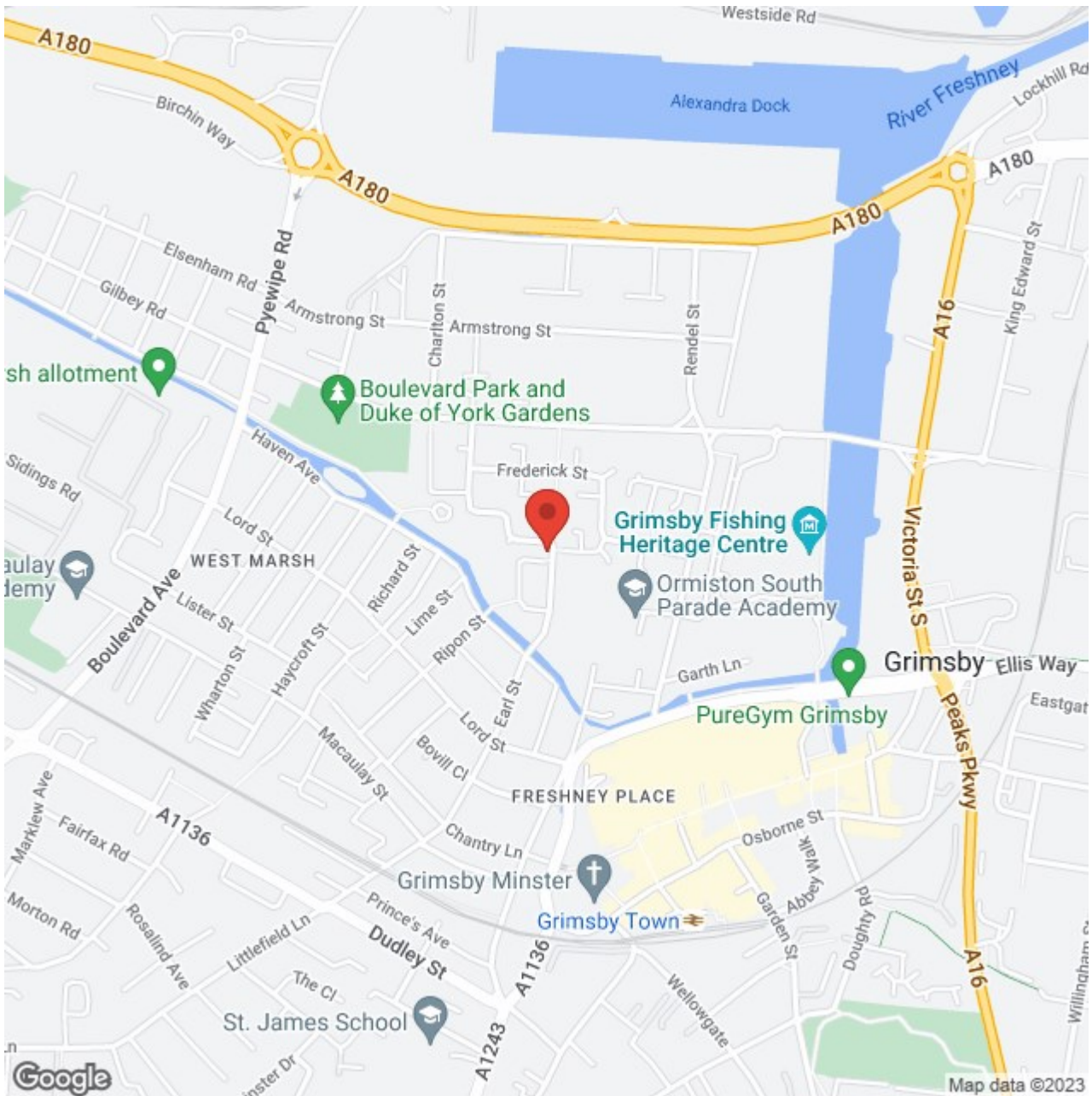


Environmental Impact (CO₂) Rating

	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.

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.

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