

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

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PROPERTY FOR SALE

55 BOLINGBROKE ROAD, CLEETHORPES

PURCHASE PRICE £320,000 - FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£320,000

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



55 BOLINGBROKE ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this spacious 4-bedroom detached house, nestled in a highly sought-after location, known for its desirable amenities and peaceful surroundings. The property offers ample living space for a growing family and is within the catchment area of well-regarded schools, ensuring an excellent education for your children. The property comprises of an entrance hall, a WC, a lounge/diner, a kitchen/breakfast room and a lobby. To the first floor there are two double bedrooms and two single bedrooms and a bathroom. The property benefits from well maintained gardens, a detached larger than average garage, u.PVC double glazing and gas central heating.

This property is in need of updating and renovation and provides a great opportunity to customize the interior to your preferences. With the right vision and renovation work, this property has the potential to become your dream family home in a prime location.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating, laminate to the floor and a light to the ceiling.



WC

A toilet with a central chrome flush, a white sink with chrome taps set in a wooden unit. A u.PVC double glazed window, part tiled walls, laminate to the floor and a light to the ceiling.

LOUNGE/DINER

28'1 x 13'7 decreasing to 11'5 x 10'5 (8.56m x 4.14m decreasing to 3.48m x 3.18m)

The spacious lounge/diner with a large u.PVC double glazed window to the front and a u.PVC double glazed window to the rear, two central heating radiators, a wall mounted gas fire with a polished wooden surround. There is two lights and coving to the ceiling.



LOUNGE/DINER



LOUNGE/DINER



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KITCHEN/BREAKFAST ROOM

12'7 x 11'11 (3.84m x 3.63m)

The kitchen/breakfast room with a range of wall and base units with contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with an extractor above and there is plumbing for a washing machine. A u.PVC double glazed window, the walls are part tiled, a serving hatch, vinyl to the floor and a light to the ceiling.



LOBBY

The lobby with an airing cupboard housing the central heating boiler, a wall mounted cupboard, a u.PVC double glazed door and laminate to the floor.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a cupboard, loft access and a light to the ceiling.



55 BOLINGBROKE ROAD, CLEETHORPES

BATHROOM

7'4 x 5'5 (2.24m x 1.65m)

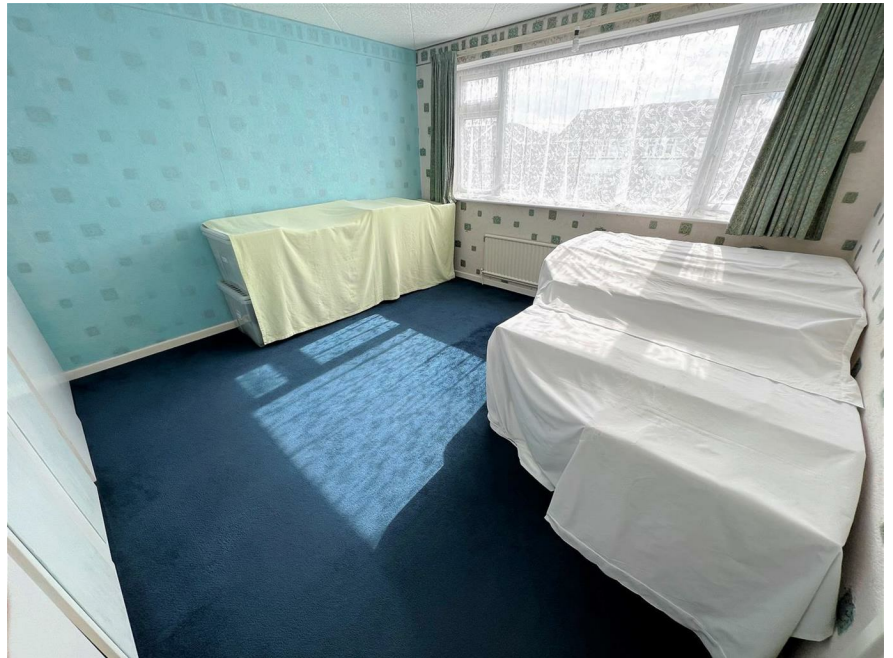
The bathroom with an Avocado suite comprising of a paneled bath with a shower over, a pedestal wash hand basin with chrome taps and a WC. A u.PVC double glazed window, fully tiled walls, vinyl to the floor and a light to the ceiling.



BEDROOM 1

11'11 x 11'3 (3.63m x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed window, fitted wardrobes along one wall, a central heating radiator and a light to the ceiling.

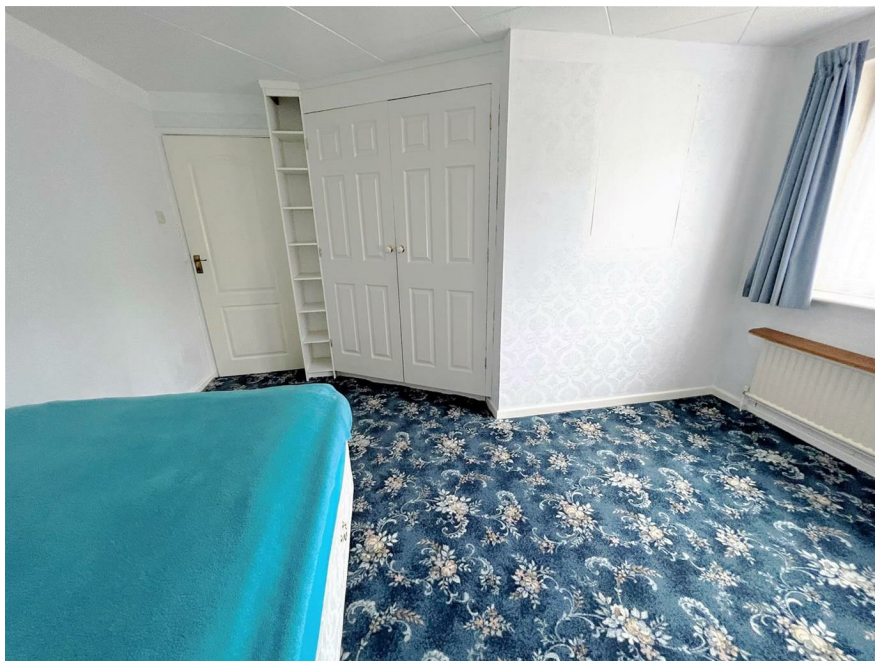


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BEDROOM 2

13'5 x 11'11 (4.09m x 3.63m)

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



BEDROOM 2



BEDROOM 3

8'8 x 7'5 (2.64m x 2.26m)

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

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BEDROOM 4

8'4 x 7'2 (2.54m x 2.18m)

This bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a fitted cupboard/wardrobe and a light to the ceiling.



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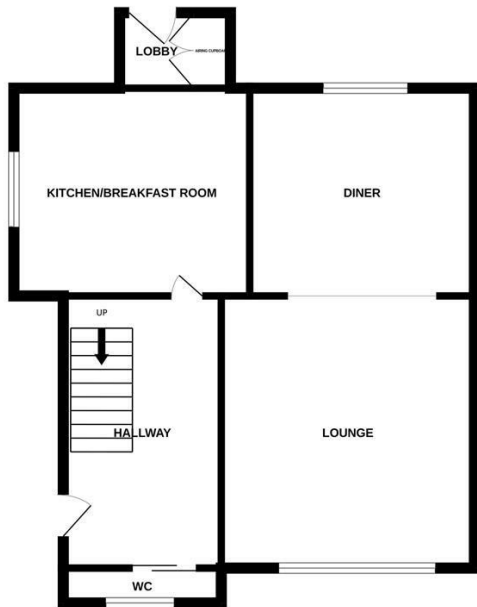
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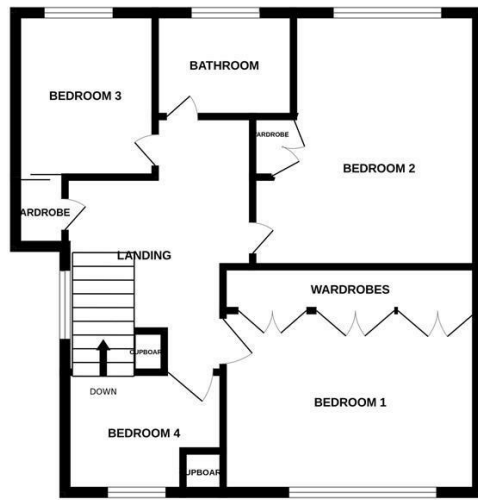
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GROUND FLOOR




1ST FLOOR




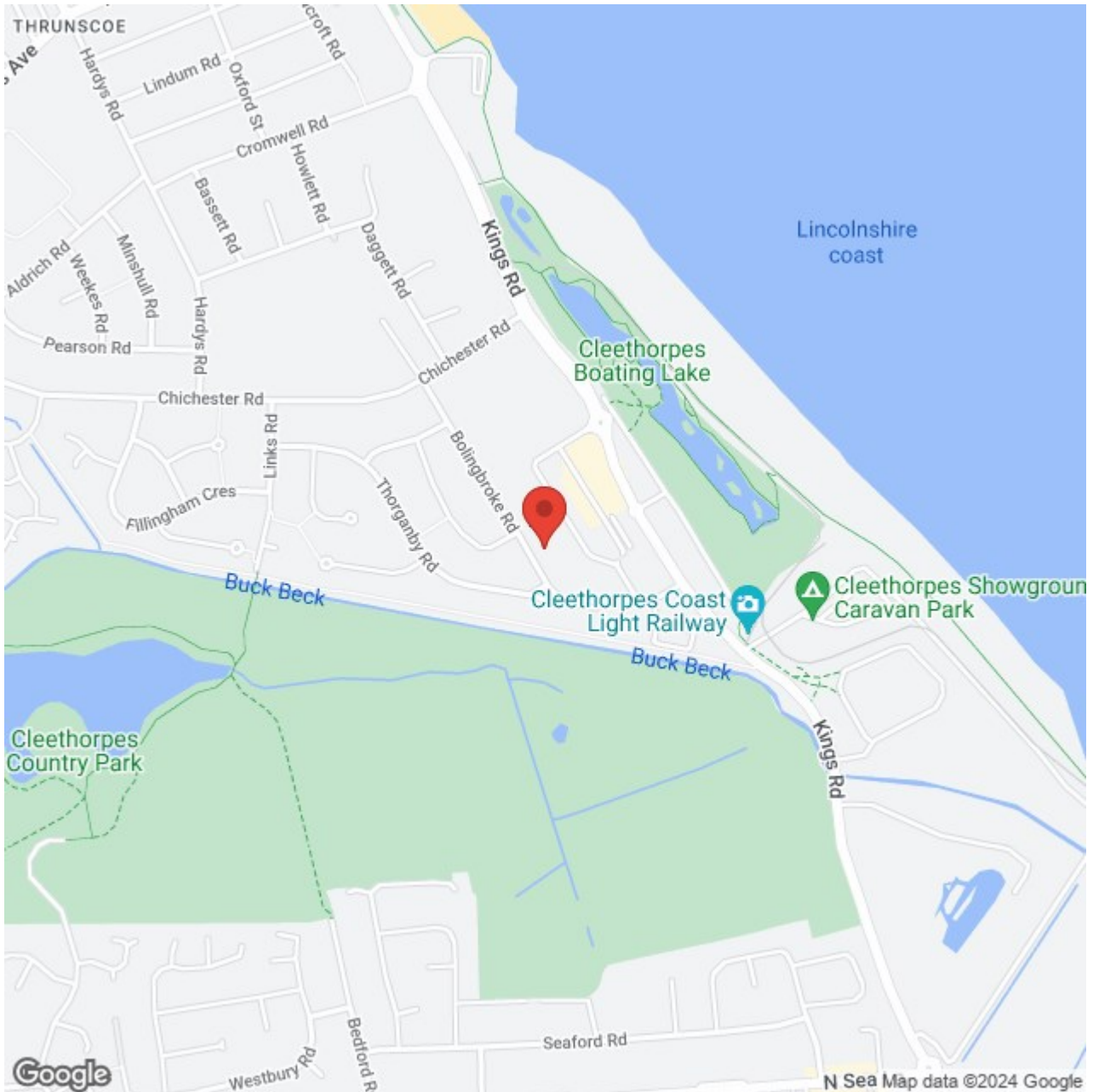
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 | | 83 |
| (69-80) C | 63 | |
| (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.

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