

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 4 FILLINGHAM CRESCENT, CLEETHORPES

**PURCHASE PRICE £219,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£219,950

#### 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



## 4 FILLINGHAM CRESCENT, CLEETHORPES

### REDUCED TO £219,950 FOR A QUICK SALE

Bettles, Miles and Holland are delighted to offer for sale this semi-detached dormer bungalow in the heart of Cleethorpes. The property is located close to the Sea Front and St Peters Avenue, it is also close to the local amenities and well-regarded schools in the area. The property comprises of an entrance hall, a lounge with a feature fire surround and a bow window, a dining room, a double bedroom, a fitted kitchen, the bathroom with a shower over the bath and a lean-to. To the first floor there are a further two bedrooms and the boiler is located in the loft accessed from bedroom three. The property benefits from good size, low maintenance front and rear gardens, a block-paved drive leading to a detached garage, gas central heating and u.PVC double glazing. This property is OFFERED FOR SALE WITH NO CHAIN.

### ENTRANCE HALL

Through a hardwood door into the hall with a central heating radiator, a built in cupboard, laminate to the floor, two lights and coving to the ceiling.

### BEDROOM 1

12'6 into bay x 11'1 (3.81m into bay x 3.38m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



### LOUNGE

15'0 into bay x 11'5 (4.57m into bay x 3.48m)

The lounge to the front of the property with a u.PVC double glazed bow window, a polished wooden fire surround with a tiled back and hearth and an electric, a central heating radiator, a light and coving to the ceiling.



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### **DINING ROOM**

11'0 x 11'6 (3.35m x 3.51m)

The dining room with a u.PVC double glazed sliding door into the garden, a central heating radiator, a light and coving to the ceiling.



## 4 FILLINGHAM CRESCENT, CLEETHORPES

### KITCHEN

11'0 x 8'9 (3.35m x 2.67m)

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 and hob, a stainless steel extractor fan above and plumbing for a washing machine. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling.



### LEAN-TOO

12'0 x 7'10 (3.66m x 2.39m)

The lean-too with a hardwood door at either end and hardwood windows to the side and front, a base unit with a contrasting work surface over and a tiled floor.

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### **BATHROOM**

7'5 x 6'4 (2.26m x 1.93m)

The bathroom with a white suite comprising of a paneled bath with chrome taps and a plumbed shower with a shower screen, a wall mounted sink with chrome taps and a WC. A u.PVC double glazed window, the walls are part tiled and part mermaid boarding, a central heating radiator, vinyl to the floor, a light, extractor and coving to the ceiling.



### **LANDING**

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

### **BEDROOM 2**

11'0 x 10'8 (3.35m x 3.25m)

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



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### **BEDROOM 3**

10'11 x 7'5 (3.33m x 2.26m)

With a u.PVC double glazed window to the rear, a central heating radiator, a light and coving to the ceiling. There is a little door into the loft space where the central heating boiler is located.



### **GARAGE**

The detached garage with an up and over door and a window and door to the side.

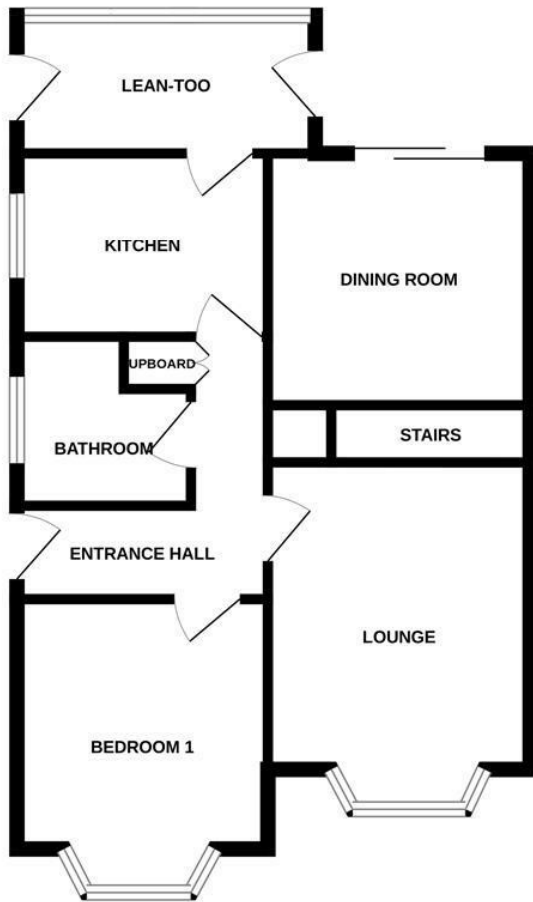
### **OUTSIDE**

The front garden has a walled, fenced and hedged boundary and is laid to decorative stones and pavers for ease of maintenance. There is a block-paved drive leading to the detached garage.

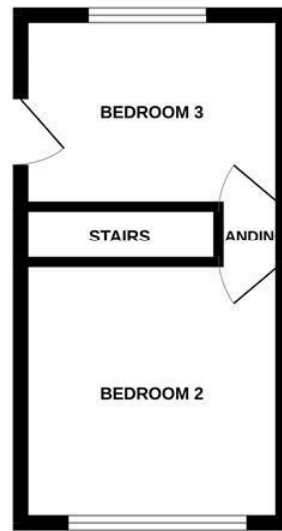
The rear garden has a fenced and tree lined boundary with a wooden gate and is laid to decorative stones and pavers again for ease of maintenance.



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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

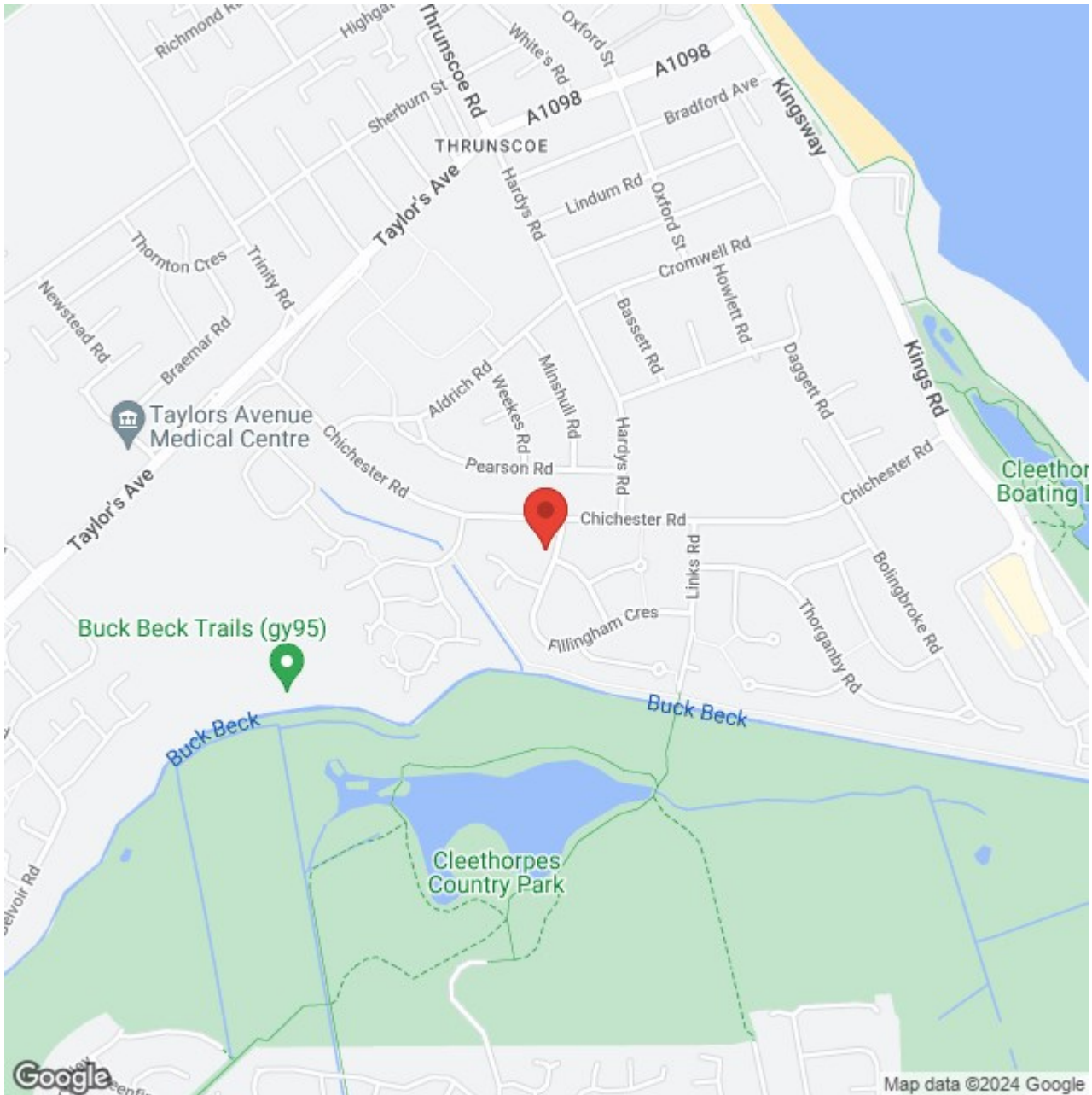


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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