

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

138 FAREBROTHER STREET, GRIMSBY

STARTING BID £199,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£199,000

TENURE

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



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138 FAREBROTHER STREET, GRIMSBY

This remarkable Victorian property offers a unique investment opportunity of three rental units offering a current rental of £1435.00 (rent increase due taking rental income of £1589.00) with good established tenants.

This property offers a blend of historical charm and modern functionality. The main house has been divided into two spacious two bedroom dwellings each with its own reception room, kitchen and bathroom.

Nestled at the rear of the property, a beautifully extended old school coach house has been transformed into a cosy one bedroom residence with an open-plan living area.

This exceptional property offers versatile living arrangements and a touch of history making this an ideal investment. All three properties are tenanted with well established tenants.

138 FAREBROTHER STREET

ENTRANCE PORCH

Through a u.PVC double glazed front door into the porch with laminate floor and door to the hall.

HALL

Through a hardwood door into the hall with stairs to the first floor accommodation and a light to the ceiling.

WC

With a white WC and a white sink. There is a central heating radiator and a light to the ceiling.

LOUNGE

15'1 into bay x 12'10 (4.60m into bay x 3.91m)

The lounge with a u.PVC double glazed walk-in bay window to the front, a central heating radiator and a light to the ceiling



138 FAREBROTHER STREET, GRIMSBY

KITCHEN/DINER

13' x 13'3 (3.96m x 4.04m)

The kitchen/diner with a range of Beech wall and base units with contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, integral electric oven, a gas hob and a stainless steel extractor fan and plumbing for a washing machine. A u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor and spot lights to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, there is loft access and two lights to the ceiling.

BATHROOM

9'5 x 5'3 (2.87m x 1.60m)

The bathroom with a white suite comprising of a paneled bath with chrome taps, an electric shower over the bath and a glass shower screen. A pedestal wash hand basin and a WC both with chrome fittings. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



BEDROOM 1

12'11 x 10'10 (3.94m x 3.30m)

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

BEDROOM 2

10'11 x 12'9 (3.33m x 3.89m)

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

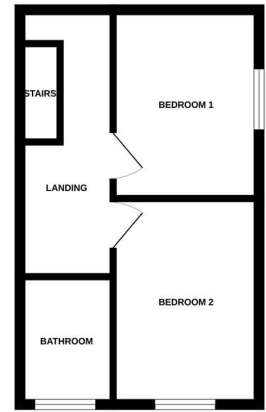
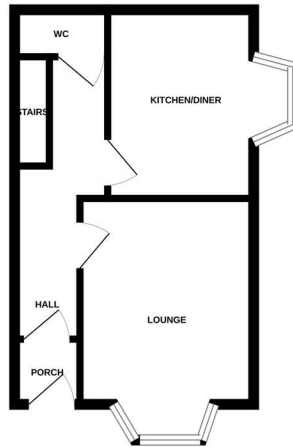
OUTSIDE

The property has a walled and fenced boundary and is concreted for ease of maintenance.

FLOOR PLAN

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 for any prospective purchase. 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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21A ST. AUGUSTINES AVENUE

KITCHEN

10'4 x 14' (3.15m x 4.27m)

This is a lovely room with a fitted kitchen that comprises of wood effect wall and base units with roll edged worktop, a stainless steel sink with mixer tap. There is an integrated electric oven with gas hob, space for a large fridge/freezer, space for washing machine, a wall mounted combi boiler, two uPVC double glazed windows, central heating radiator and spot lights to the ceiling.



138 FAREBROTHER STREET, GRIMSBY

LOUNGE

17'6 x 10'4 (5.33m x 3.15m)

This large airy space has a lovely walk into uPVC double glazed box bay, feature fire place with electric fire. There is under the stair storage, a central heating radiator, a central light fitting and open stairs to the first floor with a small uPVC double glazed window,



DOWNSTAIRS WC

5'3 x 3'7 (1.60m x 1.09m)

This handy downstairs WC, comprises of a white suite, closed coupled WC and pedestal wash hand basin, shelving for extra helpful storage and a mirror above the sink with central light fitting and a central heating radiator.

BATHROOM

7'2 x 8' (2.18m x 2.44m)

The bathroom is of a good size and has partially tiled walls a white suite comprising of a bath with shower over, a pedestal wash hand basin and a raised WC. There is a double glazed uPVC window, shelving and a cabinet that is mirrored above the sink.

BEDROOM TWO

11'3 x 7'2 (3.43m x 2.18m)

A great second bedroom with a central heating radiator, a uPVC double glazed window and a central light fitting.



138 FAREBROTHER STREET, GRIMSBY

BEDROOM ONE

12'1 x 10'4 (3.68m x 3.15m)

The master bedroom is of a good size, with a uPVC double glazed window, gas central heating radiator and a central light fitting.



OUTSIDE SPACE

This is a lovely area that has ample space for entertaining, it is easily maintained and has a drive for parking for one vehicle.

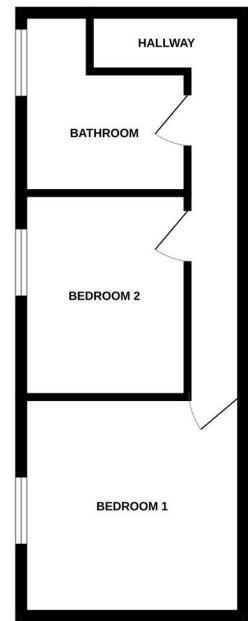
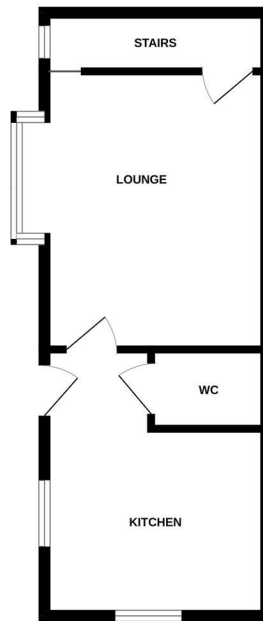


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21B ST. AUGUSTINES AVENUE FRONT



138 FAREBROTHER STREET, GRIMSBY

LOUNGE

12'08 x 9'11 (3.86m x 3.02m)

This room is open plan from the kitchen, with ample space for modern living, with two uPVC double glazed roof lights, a uPVC double glazed window and a central heating radiator. This room is open plan to the kitchen and has the feel and look of modern living.



KITCHEN

12'09 x 8'05 (3.89m x 2.57m)

A lovely sized kitchen with a beech effect finish on the wall and base units with a rolled edge worktop. There is an integrated electric oven and gas hob, plumbing for washing machine and tumble dryer, stainless steel sink with mixer tap and space for a fridge/freezer. A lovely storage cupboard/pantry under the stairs and spotlight lighting to the ceiling.



138 FAREBROTHER STREET, GRIMSBY

BATHROOM

5'08 x 6' (1.73m x 1.83m)

The bathroom comprises of a white suite of bath with shower over and shower screen, a pedestal wash hand basin, a push button WC, a central light fitting, a heated towel rail and a uPVC double glazed window.



BEDROOM

12'11 x 8'01 (3.94m x 2.46m)

This generously windowed room has three uPVC double glazed windows which in turn make the room light and airy. The loft hatch is situated in this room. There is a central heating radiator and a central light fitting.



AUCTION CONDITIONS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

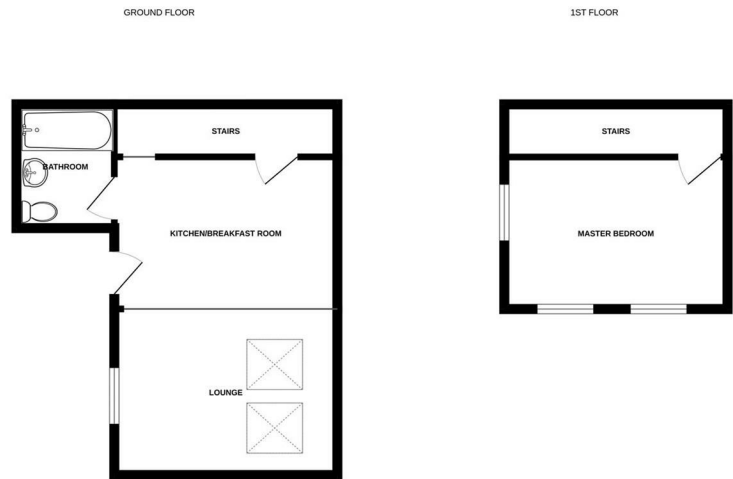
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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FLOOR PLAN

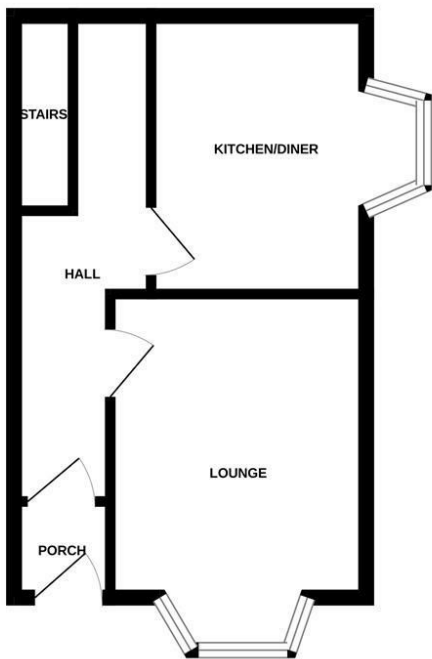


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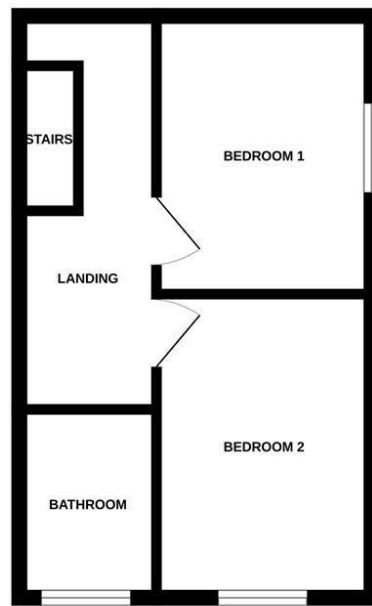
OUTSIDE SPACE

Easily maintained, with ample space to relax and entertain with parking for one vehicle.

GROUND FLOOR




1ST FLOOR




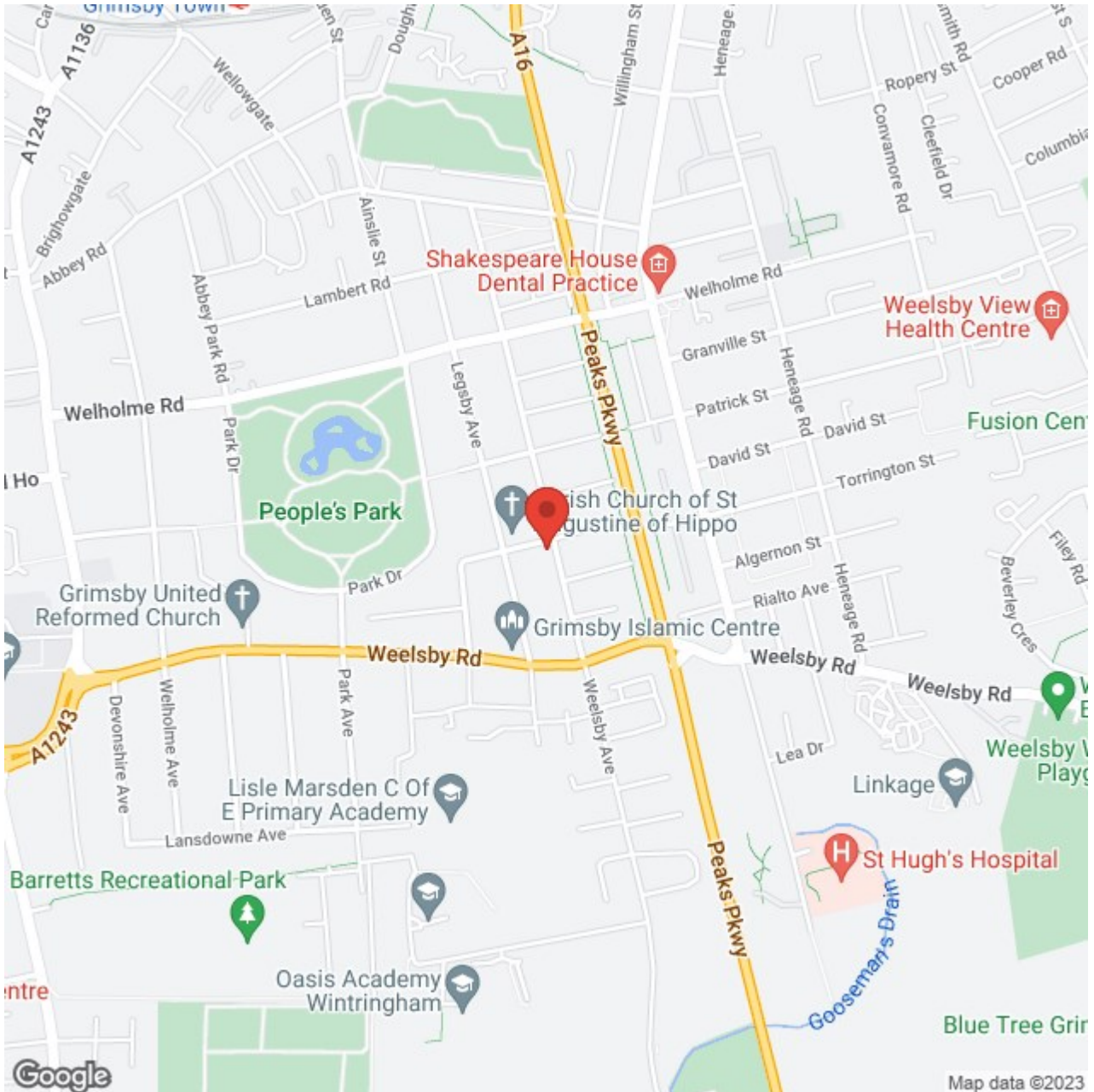
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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