

# 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](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### 65 CORONATION ROAD, CLEETHORPES

**PURCHASE PRICE £129,995 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£129,995

#### TENURE

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



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 65 CORONATION ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this mid terrace property in the heart of Cleethorpes. In a sought after location, it is within walking distance of the sea front and St. Peter's Avenue and all that they have to offer. The property comprises of reception room one with a walk-in bay window, reception room two and a fitted kitchen. To the first floor there are two double bedrooms and spacious bathroom with a white suite. The property has a low maintenance front garden and a well maintained rear garden and benefits from u.PVC double glazing and gas central heating. This property would make an ideal first time buy or investment.

### **RECEPTION ROOM 1**

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed walk-in bay window, a white fire surround with a tiled back and hearth and an electric fire. There is a central heating radiator, a cupboard housing the electric meter and fuse box and there is a light, coving and a ceiling rose to the ceiling.

### **RECEPTION ROOM 1**

13'1 x 13'0 (3.99m x 3.96m)



## 65 CORONATION ROAD, CLEETHORPES

### **RECEPTION ROOM 2**

13'1 x 11'1 (3.99m x 3.38m)

With a u.PVC double glazed window, an under stairs storage cupboard, a central heating radiator and a door to the stairs. There is a light and coving to the ceiling.



## 65 CORONATION ROAD, CLEETHORPES

### KITCHEN

14'10 x 7'5 (4.52m x 2.26m)

With a range of Beech wall and base units with contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and a gas hob with an extractor fan above and there is plumbing for a washing machine. U.PVC double glazed windows to the side and rear, a u.PVC double glazed door, a central heating radiator, part tiled walls, vinyl to the floor and a light to the ceiling.



### LANDING

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

## 65 CORONATION ROAD, CLEETHORPES

### **BEDROOM 1**

13'1 x 11'2 (3.99m x 3.40m)

This double bedroom to the front of the property with two u.PVC double glazed windows, a polished fire surround, a central heating radiator and a light to the ceiling.



### **BEDROOM 2**

10'2 x 11'2 (3.10m x 3.40m)

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



## 65 CORONATION ROAD, CLEETHORPES

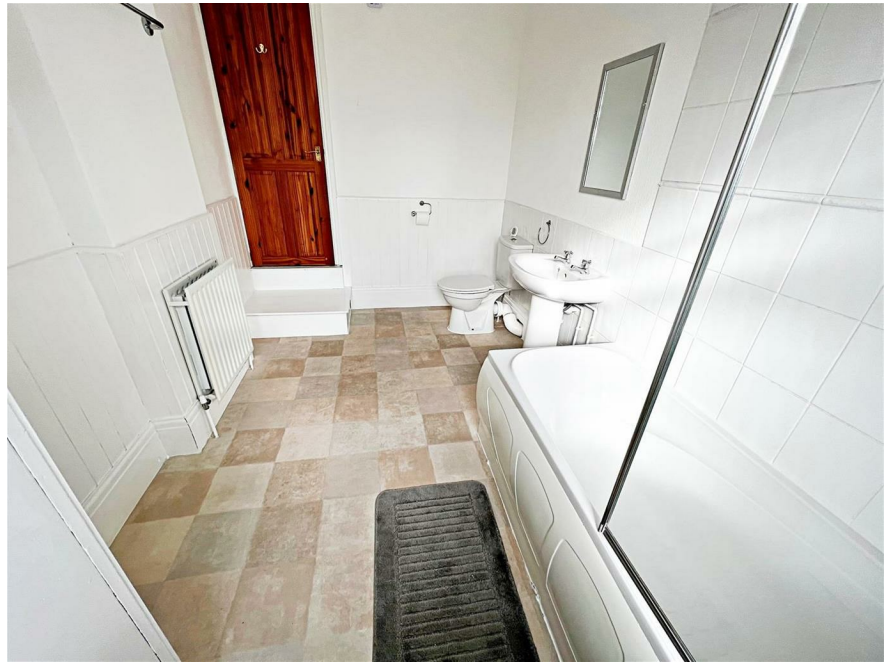
### BATHROOM

11'5 x 7'5 (3.48m x 2.26m)

The bathroom with a white suite comprising of a paneled bath with a chrome mixer shower tap and a glass shower screen. A pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, a built in airing cupboard which also houses the central heating boiler, a central heating radiator, part tiled walls, vinyl to the floor and a light to the ceiling.



### BATHROOM



## 65 CORONATION ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary with a wooden gate and is laid to slate and decorative chippings and there is a path leading to the front door.

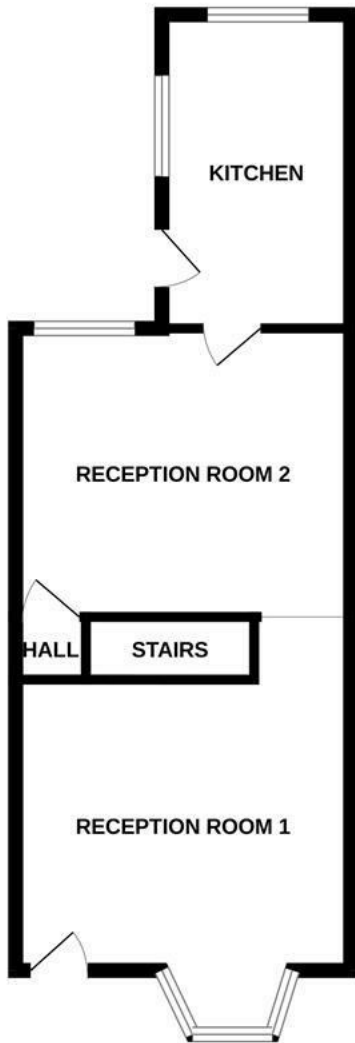
The rear garden has a small courtyard outside kitchen and wrought iron gate which lead to a walled and fenced boundary with a wooden gate. It is mainly laid to lawn with borders of established plants and shrubs. There is a patio area and a path leading to the gate and a timber shed.



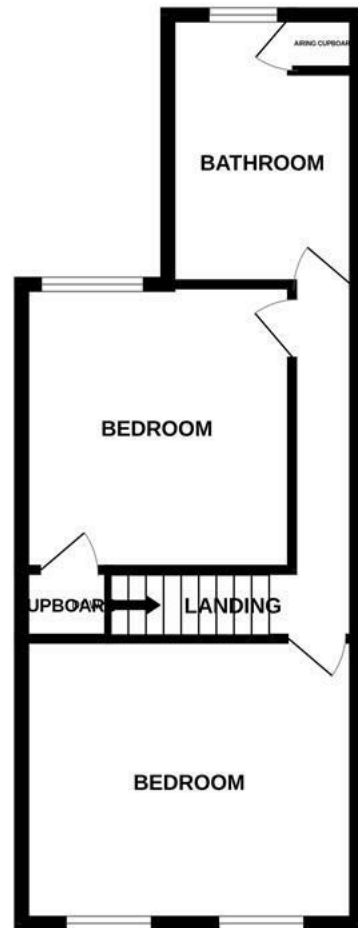
### OUTSIDE



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.  
Made with Metropix ©2023

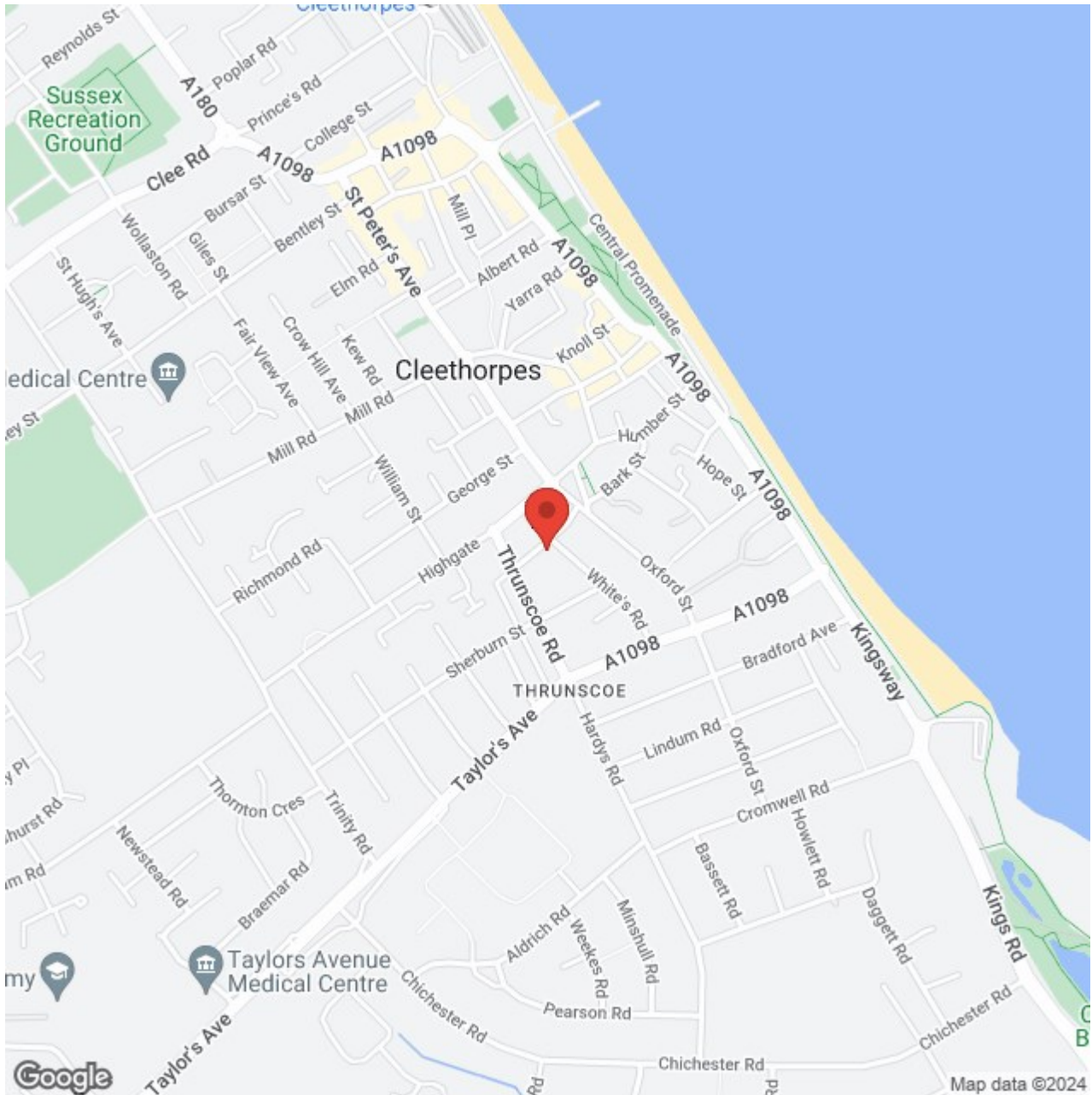


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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