

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

38 WARNEFORD ROAD, CLEETHORPES

PURCHASE PRICE £119,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£119,950

TENURE

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



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38 WARNEFORD ROAD, CLEETHORPES

This charming three bedroomed end terrace property boasts a prime location close to the seafront, offering picturesque views and a refreshing coastal ambiance. Inside, you'll find a spacious lounge/diner, perfect for relaxing or entertaining guests, along with a fitted kitchen and a convenient bathroom. The property is enhanced with double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Additionally, its catchment to a good school adds convenience and value, making it an ideal choice for families seeking both seaside living and educational opportunities.

ENTRANCE PORCH

Through u.PVC double glazed double doors into the porch.

HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard and a light to the ceiling.

LOUNGE/DINER



LOUNGE AREA

10'11 x 11'11 (3.33m x 3.63m)

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



38 WARNEFORD ROAD, CLEETHORPES

DINING AREA

14'9 x 10'8 (4.50m x 3.25m)

The dining area with a u.PVC double glazed window to the rear, a central heating radiator and wall lights.



KITCHEN

8'8 x 6'8 (2.64m x 2.03m)

The kitchen with a range of grey wall and base units with contrasting work surfaces and tiled reveals, a integrated electric oven and gas hob with a stainless steel extractor fan. A u.PVC double glazed window and door, a tiled floor, a central heating radiator and a light to the ceiling.



KITCHEN



UTILITY AREA

6'9 x 6'1 (2.06m x 1.85m)

The utility area with a grey base units with contrasting work surfaces, a stainless steel sink unit with chrome taps. U.PVC double glazed windows to the side the rear, a wall mounted central heating boiler, a tiled floor and a light to the ceiling.

LANDING

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

BATHROOM

6'11 x 6'8 (2.11m x 2.03m)

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



38 WARNEFORD ROAD, CLEETHORPES

BEDROOM 1

12'3 x 10'9 (3.73m x 3.28m)

This double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, built in wardrobes and a light to the ceiling.



BEDROOM 2

11'0 x 10'6 (3.35m x 3.20m)

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



38 WARNEFORD ROAD, CLEETHORPES

BEDROOM 3

7'9 x 6'11 (2.36m x 2.11m)

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



OUTSIDE

The front garden has a fenced boundary with a wooden gate and is laid to decorative stones and there is a path to the front door.

The rear garden is in two sections, the first section has a fenced boundary and a wooden gate to the side and is laid to pavers with established borders of plants, shrubs and bushes. There is a wooden gate to the second section which again has a fenced boundary and borders with established plants, trees and bushes and there is a timber shed.



38 WARNEFORD ROAD, CLEETHORPES

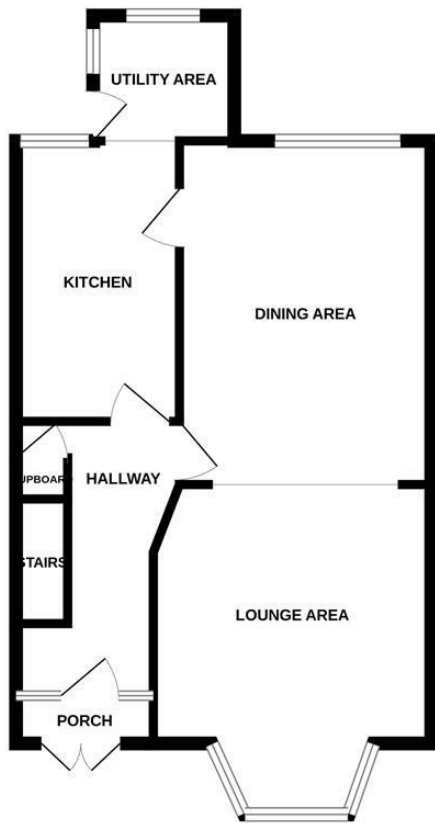
OUTSIDE



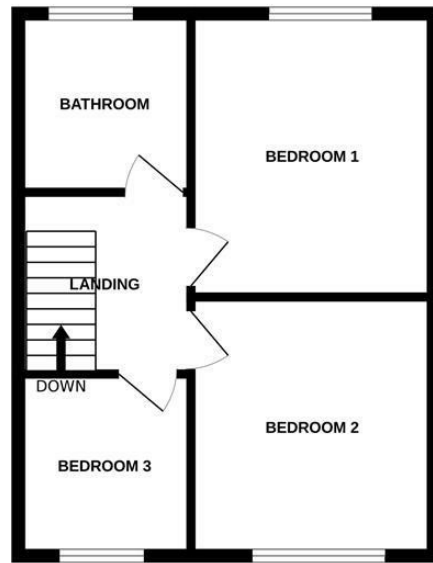
OUTSIDE



GROUND FLOOR




1ST FLOOR




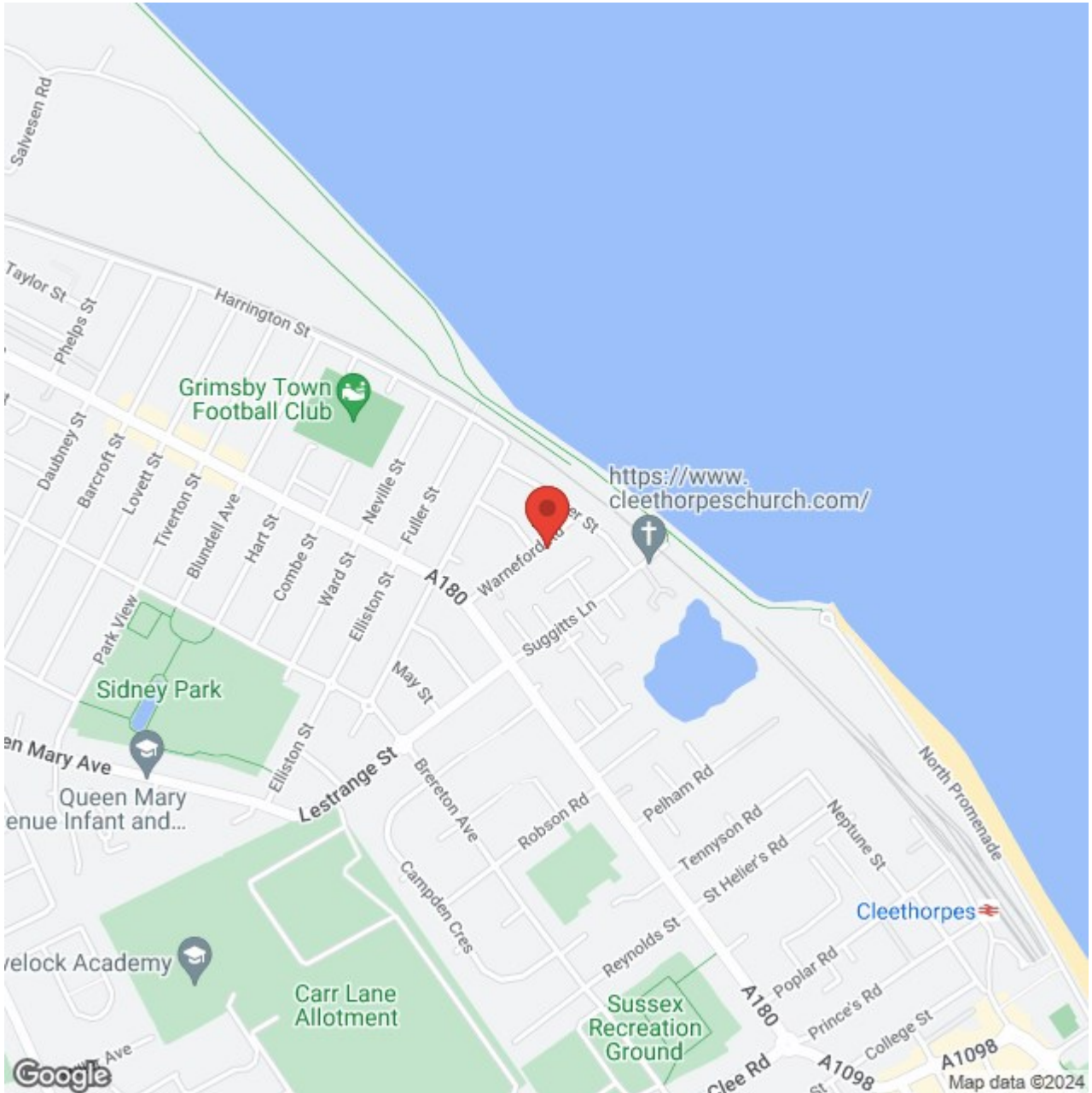
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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.

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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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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