

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 8 CUMBERLAND ROAD, CLEETHORPES

**PURCHASE PRICE £255,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£255,000

#### TENURE

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



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## 8 CUMBERLAND ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this well presented detached bungalow in the heart of Cleethorpes which looks out over the golf course. The property is located close to the Sea Front and all that it has to offer, it is also close to the local amenities and well-regarded schools in the area. The bungalow comprises of an entrance porch, a light and bright lounge/diner, a modern fitted kitchen, a dining room/bedroom, two further bedrooms and a bathroom. The property benefits from u.PVC double glazing, gas central heating, well maintained gardens with the rear garden overlooking the golf course, off road parking and a detached garage. This property must be viewed to appreciate all on offer here.

### ENTRANCE PORCH

Through a solid hardwood door with a side panel into the porch with u.PVC double glazed windows to both sides and there is a light to the ceiling. Through a hardwood and glazed sliding door into the kitchen.

### KITCHEN

12'4 x 19'10 (3.76m x 6.05m)

The kitchen with a range of Fjord coloured wall and base units with contrasting work surfaces and upstands, a Blanco sink unit with a chrome mixer tap, an integrated electric oven, an induction hob with a housed extractor fan above. There is plumbing for a washing machine, space for a tumble dryer and a under counter fridge or freezer. Two u.PVC double glazed windows, a u.PVC double glazed door, a large storage cupboard housing the central heating boiler and space for coats and shoes. A central heating radiator, lights to the ceiling and vinyl to the floor.



### KITCHEN



## 8 CUMBERLAND ROAD, CLEETHORPES

### KITCHEN



### LOUNGE/DINER

16'0 x 19'10 (4.88m x 6.05m)

This light and bright room with two u.PVC double glazed windows, a central heating radiator, a stone fire place with a gas fire set upon a tiled hearth. There is two lights and coving to the ceiling.



## 8 CUMBERLAND ROAD, CLEETHORPES

### LOUNGE/DINER



### INNER HALL

The inner hall with loft access and there is a light to the ceiling.

### DINING ROOM/BEDROOM 1

12'4 x 10'0 (3.76m x 3.05m)

With a sliding patio door, a central heating radiator, built in cupboards and book shelves, a light and coving to the ceiling.



## 8 CUMBERLAND ROAD, CLEETHORPES

### CONSERVATORY

10'2 x 9'3 (3.10m x 2.82m)

The conservatory with hardwood windows to three sides, hardwood double doors lead into the garden, a central heating radiator and a fan light to the ceiling. The roof has been insulated.



### BEDROOM 2

10'4 x 10'0 (3.15m x 3.05m)

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



### BEDROOM 3

7'11 x 5'10 (2.41m x 1.78m)

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

## 8 CUMBERLAND ROAD, CLEETHORPES

### **BATHROOM**

6'11 x 5'10 (2.11m x 1.78m)

The bathroom with a white suite comprising of a paneled bath with chrome taps with an Aqualisa shower over, a glass shower screen, a pedestal wash hand basin with chrome taps and a WC with a chrome flush. A u.PVC double glazed window, fully tiled walls, a white ladder style central heating radiator and a light to the ceiling.



### **GARAGE**

The detached brick garage with an up and over door, a window to the side and there is light and power within.

### **OUTSIDE**

The front garden has a walled boundary and is laid to lawn and has borders with established plants. There is a concrete drive for parking and this also leads to the detached garage.

The rear garden has a walled and fenced boundary and looks out onto the golf course which is an absolutely beautiful view. The rear garden is mainly laid to lawn with borders of established shrubs and bushes. There is a concrete and block-paved pathway around the garden and there is a raised patio area ideal for watching the golf.



## 8 CUMBERLAND ROAD, CLEETHORPES

### VIEWS




GROUND 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>	<b>68</b>	
(55-68) <b>D</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.

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*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.**

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