

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

To view our Properties on the Internet:

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PROPERTY FOR SALE

287 BRERETON AVENUE, CLEETHORPES

PURCHASE PRICE £85,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£85,000

TENURE

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



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287 BRERETON AVENUE, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this spacious mid-terrace property in need of updating. The property is close to the local amenities and schools in the area, it is also close to the Sea Front and all that it has to offer. The property comprises of an entrance porch, a hallway, a lounge with a walk-in bay window, a dining room, a fitted kitchen and a WC. To the first floor there are three bedrooms and a bathroom. The property benefits from front and rear gardens, u.PVC double glazing and gas central heating.

PORCH

Through a composite front door into the porch with a light to the ceiling.

HALL

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

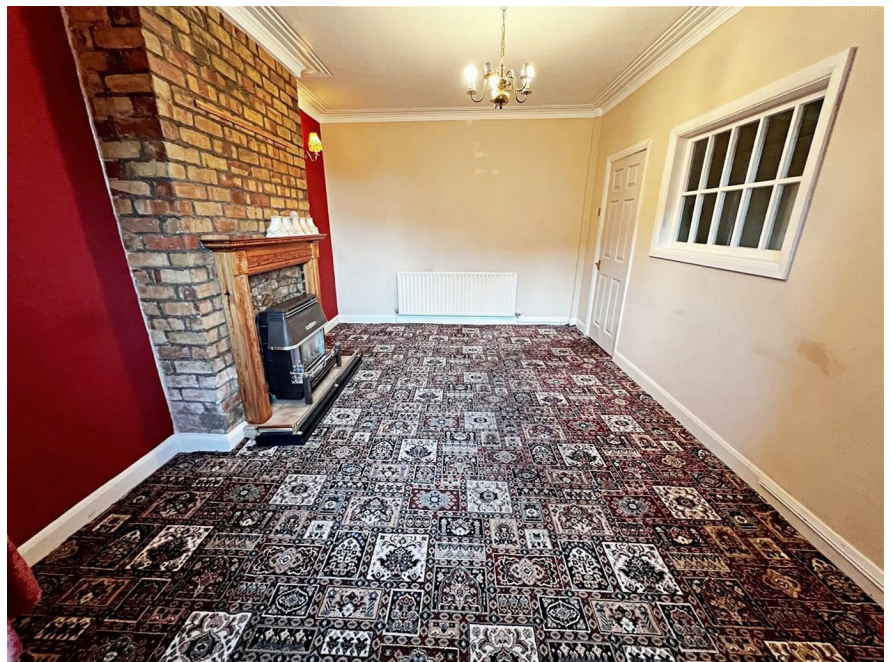
LOUNGE

16'7 into bay x 11'0 (5.05m into bay x 3.35m)

This spacious lounge with a u.PVC double glazed walk-in bay window, a polished wooden fire surround and a gas fire set upon a tiled hearth. A central heating radiator, wall lights and a light to the ceiling.



LOUNGE



DINING ROOM

14'10 x 11'11 into bay (4.52m x 3.63m into bay)

With a u.PVC double glazed walk-in bay window, a central heating radiator, a gas fire set upon a brick hearth. A built in pine dresser, wall lights and a light to the ceiling.



KITCHEN

10'9 x 9'2 (3.28m x 2.79m)

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric oven, with space for a microwave above, an integrated 5 ring gas hob with a stainless steel extractor over. Plumbing for a washing machine and space for a fridge/freezer. Two u.PVC double glazed windows and a u.PVC double glazed door, a central heating radiator, a tiled floor and a light to the ceiling.

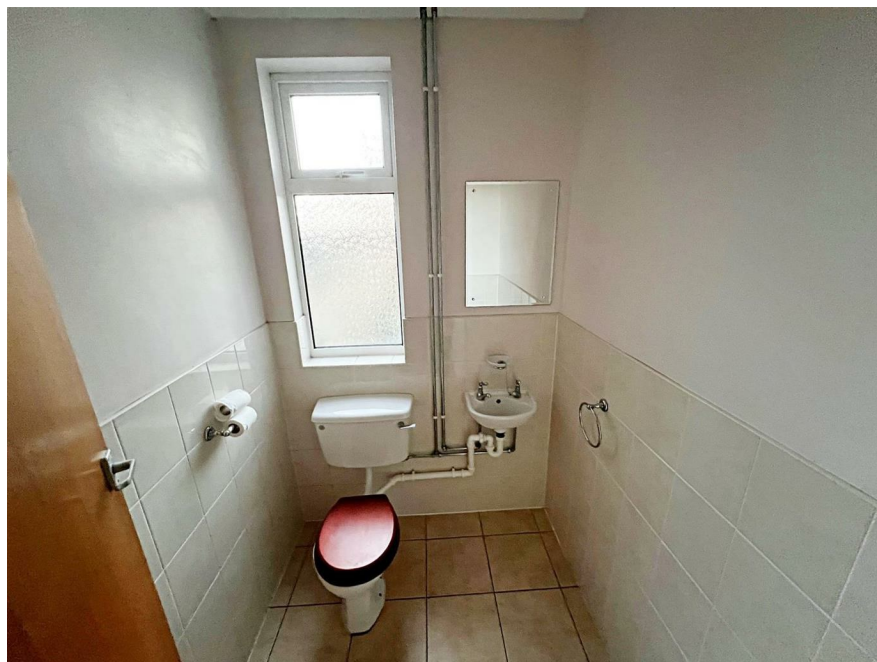


KITCHEN



WC

The WC with a white wall mounted sink with chrome taps, a WC with a chrome flush, a u.PVC double glazed window, part tiled walls, a tiled floor and a light to the ceiling.

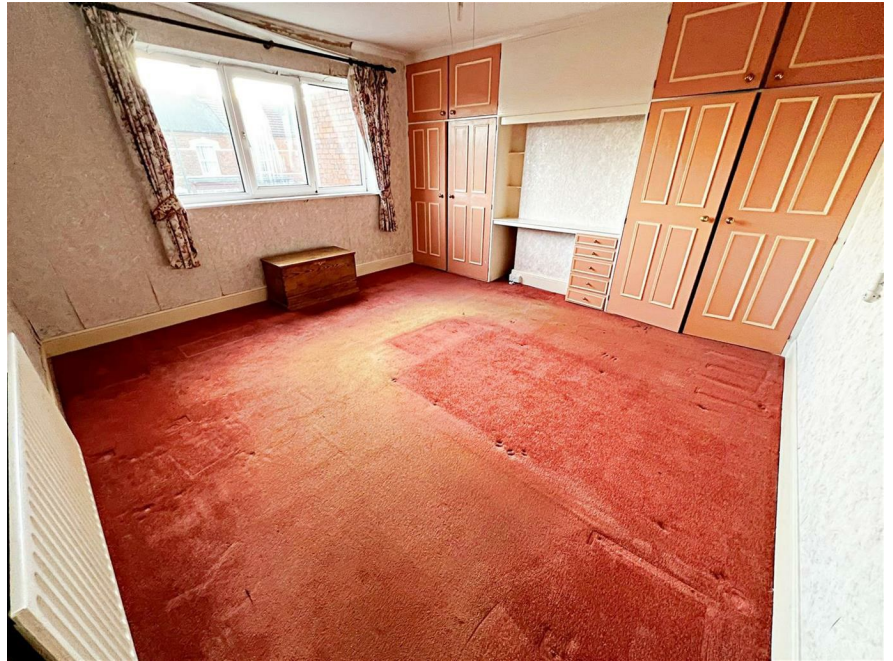


LANDING

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

BEDROOM 1

14'5 x 13'8 (4.39m x 4.17m)



BEDROOM 2

11'6 x 7'11 (3.51m x 2.41m)

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



BEDROOM 3

9'7 x 9'6 (2.92m x 2.90m)

This bedroom to the back of the property with a u.PVC double glazed window, a cupboard housing the central heating boiler and a light to the ceiling.

BATHROOM

6'7 x 6'8 (2.01m x 2.03m)

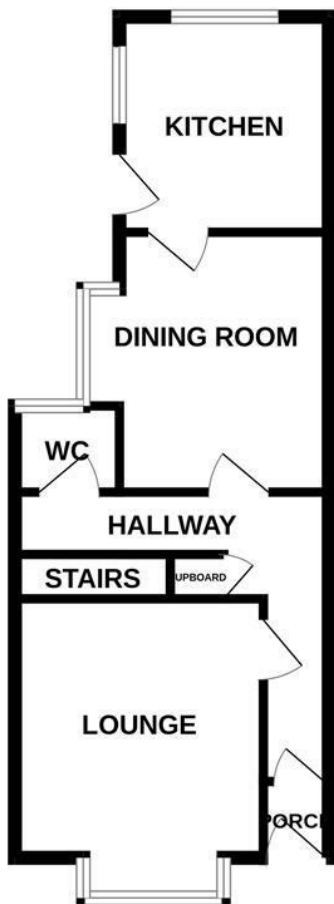
The bathroom with a white bath with chrome taps and an electric shower over, a pedestal wash hand basin with chrome taps. A u.PVC double glazed window, a built in airing cupboard housing the water cylinder, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



OUTSIDE


The front garden has a walled boundary with a wrought iron gate and is laid to lawn with a raised boarder and there is a concrete path to the front door.

The rear garden has a walled and fenced boundary and is laid to lawn, boarders with established plants and shrubs. There is a patio area at the bottom of the garden and there is a concrete path that leads to a wooden gate and a timber shed.




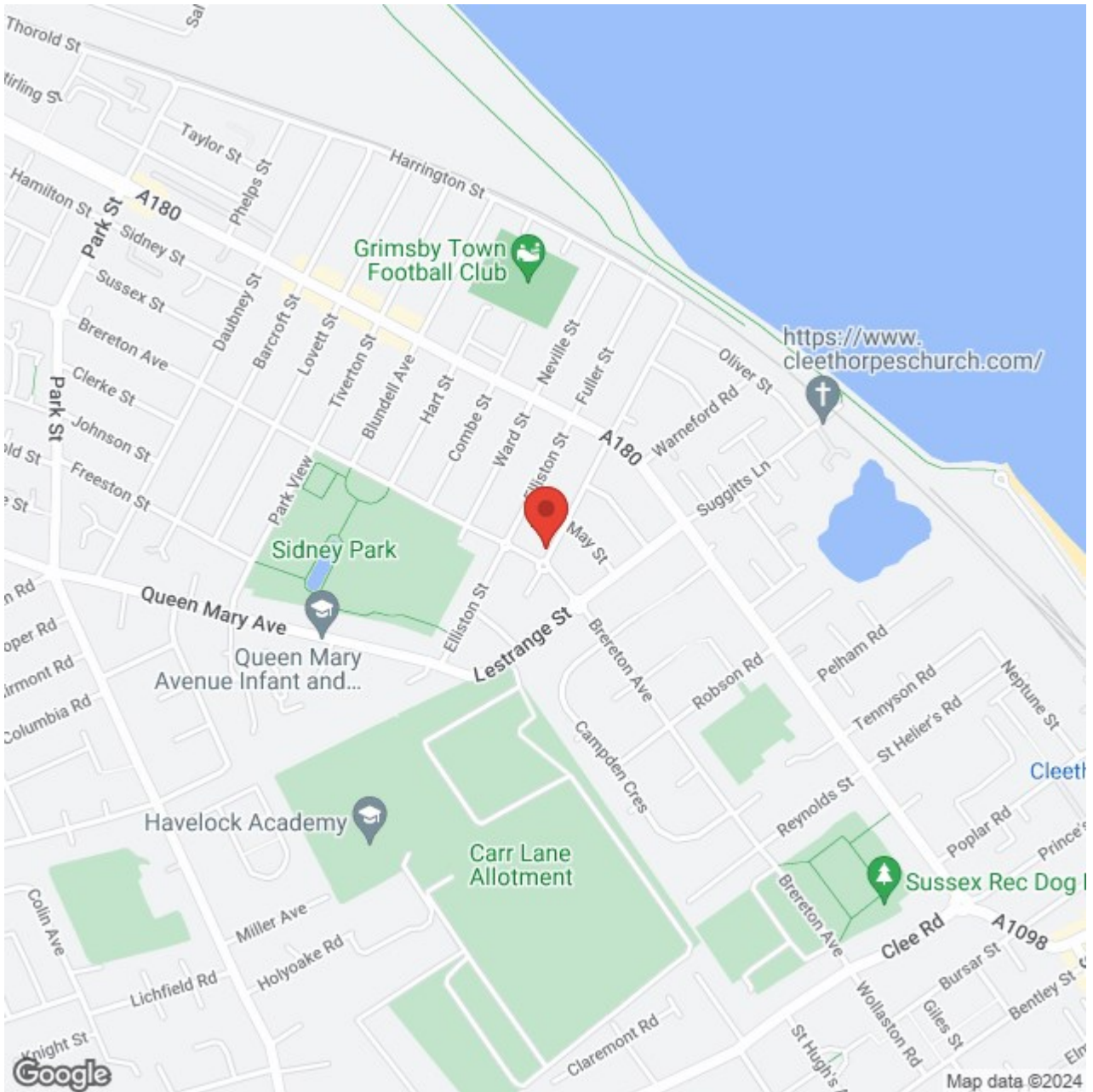
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.**

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