

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

4 OLIVER STREET, CLEETHORPES

PURCHASE PRICE £125,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£125,000

TENURE

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



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4 OLIVER STREET, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this semi-detached property, 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 hall, a lounge with a walk-in bay window, a dining room and a kitchen. To the first floor there is two double bedrooms, a single bedroom, a wet room and a separate WC. The property benefits from a large rear garden, a front garden with a drive, u.PVC double glazing and gas central heating. The property has in recent years had a re-wire and a new roof. This property must be viewed to appreciate all on offer here.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, doors to all rooms and a light to the ceiling.

LOUNGE

12'8 into bay x 11'10 (3.86m into bay x 3.61m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a tiled fire surround with an electric log burner, a central heating radiator, double doors to the lounge and a light to the ceiling.



DINING ROOM

14'10 x 11'10 (4.52m x 3.61m)

With u.PVC double glazed French doors opening onto the garden, a central heating radiator, a wooden fire surround with a gas fire set upon at tiled heart and a light to the ceiling.



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KITCHEN

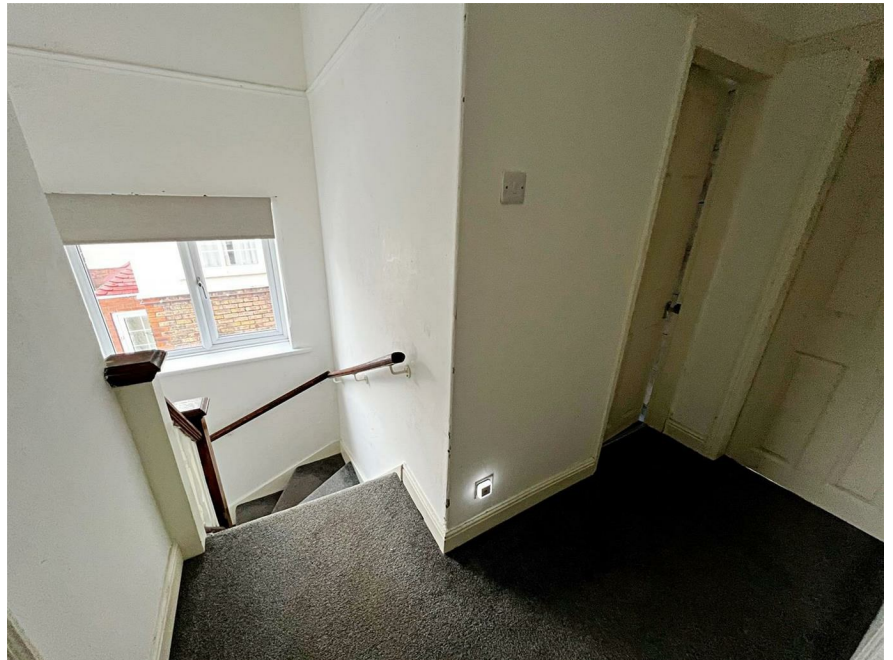
16'4 max x 9'11 (4.98m max x 3.02m)

With a range of wall and base units with contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. A housed electric double oven, a integrated gas hob, the wall mounted central heating boiler. A u.PVC double glazed door with a side panel, a u.PVC double glazed window, a central heating radiator, a tiled floor and two lights to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a u.PVC double glazed window, loft access and a light to the ceiling.

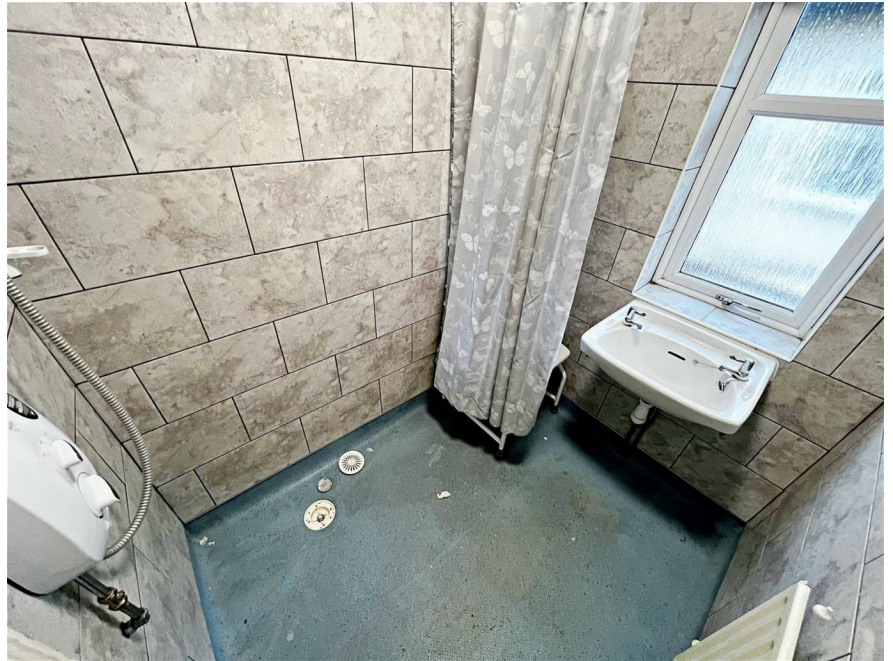


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WET ROOM

6'1 x 4'10 (1.85m x 1.47m)

The wet room with an electric shower with a chrome riser and a chrome head, a wall mounted sink with chrome taps. A u.PVC double glazed window, a central heating radiator, fully tiled walls, vinyl to the floor and a light to the ceiling.



WC

2'7 x 4'4 (0.79m x 1.32m)

With a white WC with a central chrome flush, a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 1

11'4 x 12'1 (3.45m x 3.68m)

This 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.



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BEDROOM 2

14'2 x 12'1 (4.32m x 3.68m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, an airing cupboard housing the water tank and a light to the ceiling.



BEDROOM 3

9'11 x 8'1 (3.02m x 2.46m)

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



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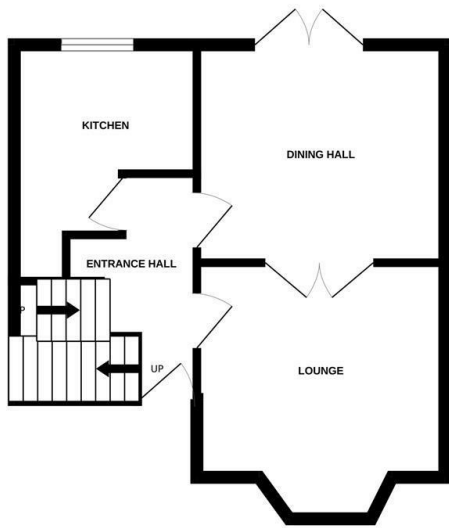
OUTSIDE

The front garden has a walled and fenced boundary with wrought iron double gates, it is mainly laid to lawn with a paved drive.

The rear garden has a fenced boundary, this is a large garden and is need of some maintenance, there is a patio area and a timber shed.



GROUND FLOOR




1ST FLOOR




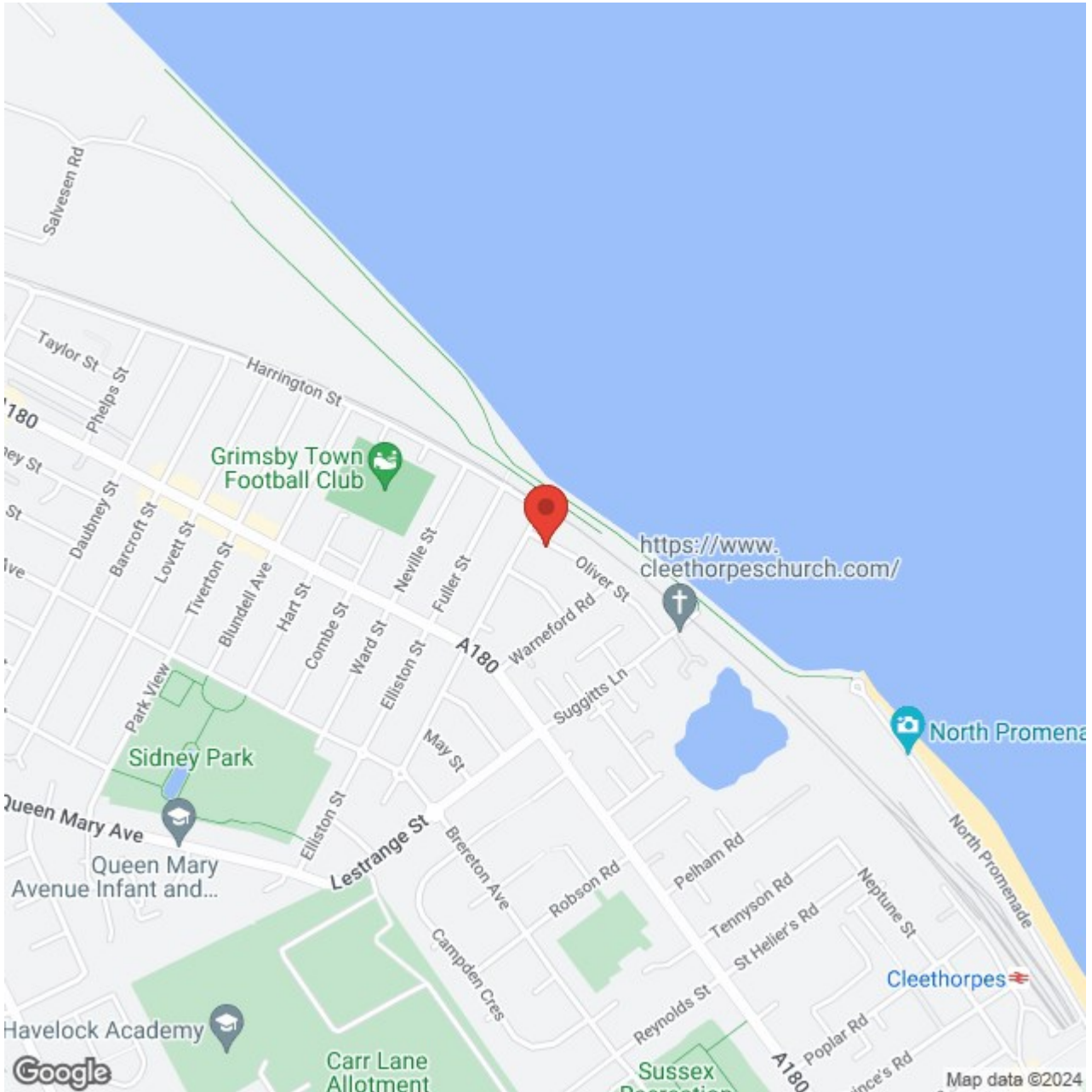
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		84
(69-80) C		
(55-68) D	59	
(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.

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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.)

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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