

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

17 CHAPMAN CRESCENT, HUMBERSTON GRIMSBY

PURCHASE PRICE £210,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£210,000

TENURE

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



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17 CHAPMAN CRESCENT, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this semi detached dormer bungalow in the sought after location of Humberston. The property comprises of a welcoming entrance hall, a lounge/diner, a fitted kitchen/breakfast room, a bedroom with a walk-in bay window and a bathroom with a separate shower. To the first floor there is two bedrooms and a WC. The property benefits from front, rear and side gardens, a detached garage with light and power, u.PVC double glazing and gas central heating. This property must be viewed to appreciate all on offer here.

ENTRANCE HALL

Through a u.PVC double glazed centralised door into the hall where doors to all rooms lead off, a central heating radiator with a fretwork cover, laminate to the floor and wall lights.



LOUNGE AREA

14'0 x 11'0 (4.27m x 3.35m)

The lounge with a u.PVC double glazed window to the front, a cream electric fire surround with a pebble effect electric fire, laminate to the floor, three wall lights and there is coving to the ceiling.



LOUNGE AREA



DINING AREA

9'4 x 11'0 (2.84m x 3.35m)

The dining area with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



DINING AREA



BEDROOM 1

12'7 into bay x 11'0 (3.84m into bay x 3.35m)
This bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



BATHROOM

9'6 x 6'3 (2.90m x 1.91m)

The bathroom with a white suite comprising of a free standing bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps, a WC with a chrome flush and here is a separate shower enclosure. A u.PVC double glazed window, a white ladder style central heating radiator, part tiled walls, vinyl to the floor and spot lights to the ceiling.



KITCHEN/BREAKFAST ROOM

17'3 x 10'11 (5.26m x 3.33m)

With a range of wall and base units with contrasting work surfaces and a breakfast bar. A grey sink unit with a chrome mixer tap, a range cooker with a 5 ring gas hob and a double electric oven with a stainless steel extractor fan and splash back. Three u.PVC double glazed windows and a u.PVC double glazed door, two central heating radiator, an under stairs storage cupboard, a tiled floor and spot lights to the ceiling.



KITCHEN/BREAKFAST ROOM



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, access to the loft where the central heating boiler is located. A central heating radiator and a light to the ceiling.

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BEDROOM 2

14'3 x 8'9 (4.34m x 2.67m)

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



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BEDROOM 3

11'0 x 9'7 (3.35m x 2.92m)

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



WC

5'9 x 2'11 (1.75m x 0.89m)

With a white pedestal wash hand basin with chrome taps and a tiled splash back and a WC with a central chrome flush. A u.PVC double glazed window, a white ladder style central heating radiator, vinyl to the floor and a light to the ceiling.



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OUTSIDE

The front garden has a fenced boundary with a wrought iron gate and is laid to concrete with some block-paved decorative edging and there is ample off road parking.

The rear garden has a fenced boundary and is mainly laid to pavers with decorative slate chippings and a timber summer house. There is a large decked area ideal for entertaining and to the side it is laid to lawn.



OUTSIDE



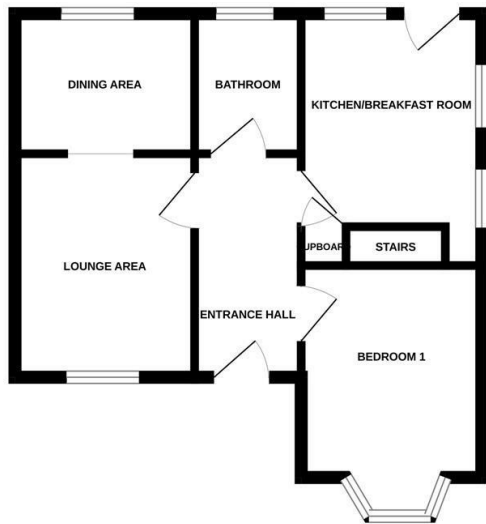
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GARAGE

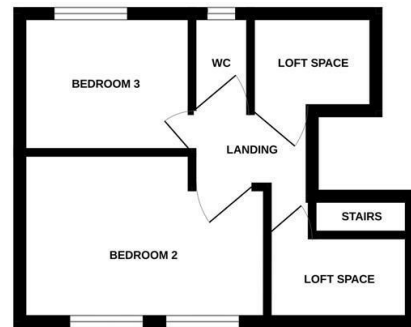
The larger than average detached brick garage with an up and over door, a u.PVC double glazed door to the side and there is light and power within.



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		85
(69-80) C	65	
(55-68) D		
(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.**

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