

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

26 PETERSON DRIVE, NEW WALTHAM GRIMSBY

PURCHASE PRICE £199,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

D

PURCHASE PRICE

£199,000

TENURE

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



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Registered in England No. 4782567



26 PETERSON DRIVE, NEW WALTHAM GRIMSBY

Situated just off Humberston Avenue and within reach of the local amenities and schools is this attractive, light and spacious house in this elegant little terrace. The property with full u.PVC double glazing and gas fired central heating is in excellent order throughout. Comprising of a welcoming entrance hall with a cloakroom off, a study/bedroom 4 and a fabulous modern fitted kitchen/breakfast/dining room. To the first floor there is a light and airy lounge with two windows, a cloakroom, a master bedroom with fitted wardrobes and an ensuite. To the second floor there is a modern family bathroom and two further double bedrooms both with fitted wardrobes. Nicely organised garden, garage and parking to the rear of the property.

ENTRANCE HALL

Through a composite door with glazed oval obscure over light to the entrance hall. The entrance hall with a central heating radiator, ceiling light then the staircase leading off to the upstairs accommodation. All paneled doors lead off and there is a light to the ceiling.



KITCHEN/DINING/LIVING AREA

16'8" x 15'8" (5.10m x 4.80m)

This room to the rear of the property is a beautiful space with modern units to the base and wall with chrome door and drawer furniture. Complimentary post form roll edged work surfaces and complimentary splash back tiling. Integral a grey sink unit with a chrome mixer tap. Integral hob and oven with stainless steel canopy above. Integral dishwasher also. There is space for a washing machine, a tumble dryer and fridge/freezer, the boiler is wall mounted here also. The room itself is entered through a paneled door with chrome door handle. There are lights to the ceiling, a central heating radiator, u.PVC french style doors and casement to the rear and all this upon a tiled floor.



KITCHEN/DINING/LIVING AREA



CLOAKROOM

3'0 x 8'0 (0.91m x 2.44m)

Through a paneled door with chrome handle, the downstairs cloakroom, having a white close coupled WC and a pedestal wash hand basin with chrome taps. Central heating radiator, ceiling light and burglar alarm.

STUDY-BEDROOM 4

7'6" x 9'8" (2.30m x 2.95m)

This room to the front of the property with a u.PVC Georgian style window, central heating radiator and ceiling light. The room has a paneled door with chrome handle and there is a light to ceiling.



FIRST FLOOR LANDING

Up the spelled balustrade staircase to the first floor landing where you have a central heating radiator, ceiling light and a u.PVC Georgian style window. All panelled and chrome doors lead off.

26 PETERSON DRIVE, NEW WALTHAM GRIMSBY

LOUNGE

16'8" x 11'1" (5.10m x 3.40m)

The lounge which is on the first floor occupies the rear of the property with two u.PVC Georgian style glazed windows, two central heating radiators and two ceiling lights.



LOUNGE



FIRST FLOOR CLOAKROOM

3'0 x 6'0 (0.91m x 1.83m)

The cloakroom with a panelled door with chrome handle, a close coupled WC, and a wash hand basin with chrome taps and a tiled splash back. There is a central heating radiator, ceiling light and extractor fan.

MASTER BEDROOM

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

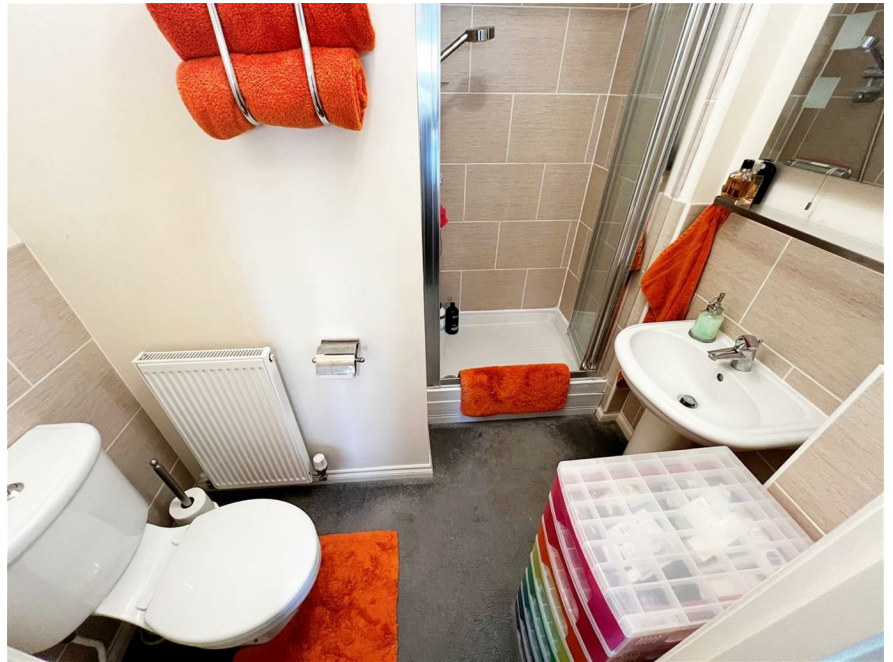
This bedroom to the first floor and to the front of the property with a u.PVC Georgian style window, fitted wardrobes, a central heating radiator and a ceiling light. Through the paneled door to the:-



ENSUITE

6'6" x 6'10" (2m x 2.10m)

The ensuite which is partially tiled, has a shower cubicle with plumbed shower and door. There is a close coupled WC, a pedestal wash hand basin with a chrome mixer tap, a central heating radiator, ceiling light and fan.



SECOND FLOOR LANDING

Up the staircase, to the 2nd landing. Ceiling light and all paneled doors lead off.

BATHROOM

6'2" x 5'8" (1.90m x 1.75m)

The bathroom with a white suite of paneled bath with plumbed shower above with curtain rail. Pedestal wash hand basin, close couple WC all with chrome fittings. There is partial tiling to all the walls here. There is a chrome ladder style central heating radiator, ceiling light and extractor fan.

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BEDROOM 2

13'7" x 9'2" (4.15m x 2.80m)

This bedroom to the front of the property with a u.PVC double glazed Georgian window, central heating radiator, a ceiling light and a bank of fitted wardrobes to one wall.



BEDROOM 3

11'7" x 9'6" (3.55m x 2.90m)

To the rear of the property, with a u.PVC double glazed Georgian window, central heating radiator, a ceiling light and loft access.



26 PETERSON DRIVE, NEW WALTHAM GRIMSBY

GARDENS

The front garden with wrought iron fencing and then the garden itself is laid with to shingle for easy maintenance. Steps lead up to this property. The rear garden has a fenced boundary and a gate which leads to the small alleyway leading to the garage entrance. The rest of the garden has a patio area and a paved pathway with an outside tap.



GARDENS



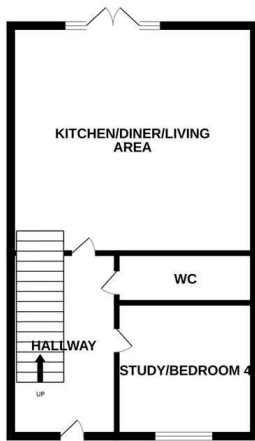
26 PETERSON DRIVE, NEW WALTHAM GRIMSBY

GARAGE

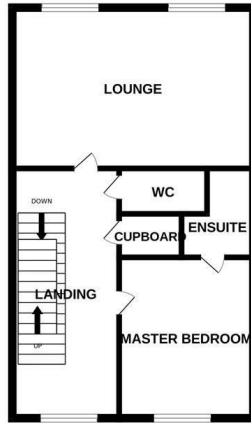
The garage is situated to the side and rear of the property. You access the garage via Bycroft Walk. With an up and over door, then there is a back door to the garage which brings you round to a little alleyway that leads you to a gate to enter the property itself. Please note the garage is Leasehold for 999 yrs.



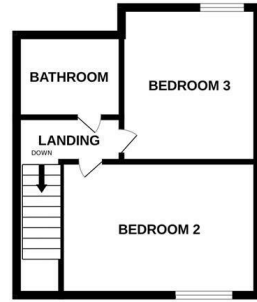
GROUND FLOOR



1ST FLOOR




2ND FLOOR




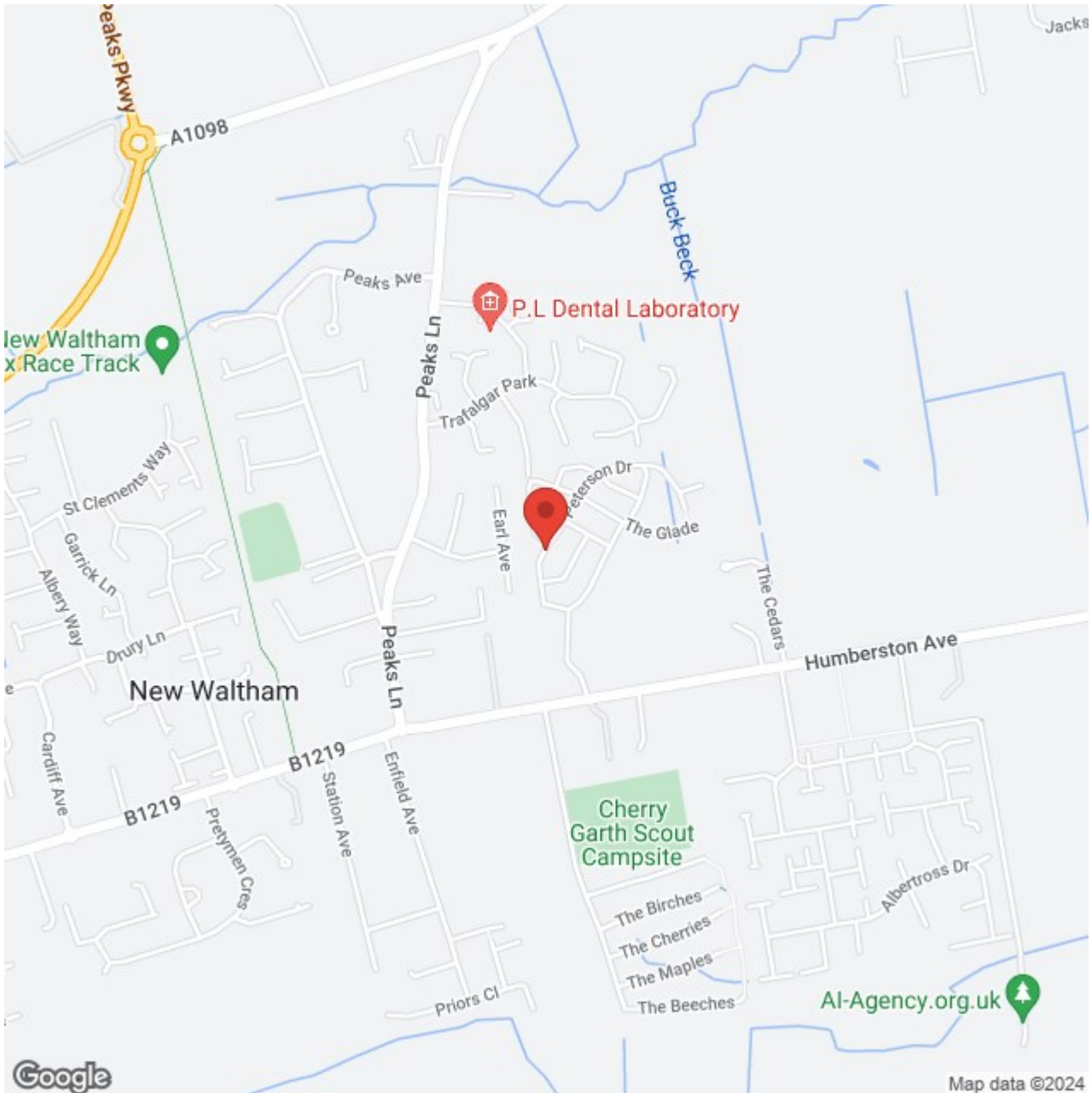
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		88
(81-91) B	79	
(69-80) C		
(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