

# 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](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

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### PROPERTY FOR SALE

### 16 ELWYN PLACE, CLEETHORPES

**PURCHASE PRICE £245,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£245,000

#### TENURE

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



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## 16 ELWYN PLACE, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow situated in the heart of Cleethorpes close to the local amenities and a short walk to the Sea Front and all that it has to offer. The bungalow comprises of an entrance porch, a hall with built in cupboards, a WC, a spacious lounge/diner, a fitted kitchen, two double bedrooms with fitted cupboards and a single bedroom again with fitted cupboard and a shower room. The property benefits from front and rear gardens a drive, a wider than average detached garage, u.PVC double glazing and gas central heating. Viewing is essential to appreciate all on offer.

### PORCH

Through u.PVC double glazed French doors into the porch with a tiled floor and a hardwood and glazed door and side panel into the hall.

### ENTRANCE HALL

With fitted cupboards and drawers, a central heating radiator, a light and coving to the ceiling.

### WC

With a WC and a sink set in a vanity unit both with chrome fittings, part tiled walls, a u.PVC double glazed window, an electric heater and a light to the ceiling.

### LOUNGE/DINER

20'0 x 14'11 (6.10m x 4.55m)

The spacious lounge/diner with u.PVC double glazed windows to the front and the side, two central heating radiator, a chimney breast in the middle of the room, two lights and coving to the ceiling.



16 ELWYN PLACE, CLEETHORPES

LOUNGE/DINER



LOUNGE/DINER



## 16 ELWYN PLACE, CLEETHORPES

### **KITCHEN**

12'11 x 8'11 (3.94m x 2.72m)

The kitchen with a range of cream wall and base units with contrasting work surfaces and tiled reveals, a cream sink unit with a chrome mixer tap. A wall mounted central heating boiler, plumbing for a washing machine, space for a cooker and a built in cupboard. A u.PVC double glazed window to the side and an Aluminium side door, a central heating radiator and a light to the ceiling.



### **INNER HALL**

The inner hall with doors to bedrooms, bathroom and lounge/diner. There is access to the loft, a light and coving to the ceiling.

### **SHOWER ROOM**

7'3 x 5'6 (2.21m x 1.68m)

With a white WC with a chrome flush, a white sink with chrome taps set in a white vanity unit, and a shower enclosure with a plumbed shower. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



## 16 ELWYN PLACE, CLEETHORPES

### **BEDROOM 1**

12'5 x 10'5 (3.78m x 3.18m)

This double bedroom to the rear of the property with a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



### **BEDROOM 1**



## 16 ELWYN PLACE, CLEETHORPES

### **BEDROOM 2**

12'5 x 9'6 (3.78m x 2.90m)

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



### **BEDROOM 2**



## 16 ELWYN PLACE, CLEETHORPES

### **BEDROOM 3**

9'11 x 7'0 (3.02m x 2.13m)

This single bedroom with a u.PVC double glazed window, a central heating radiator, fitted wardrobes, dressing table and bedside cabinet, a light and coving to the ceiling.



### **OUTSIDE**

The front garden is open with a hedged boundary to the front and is mainly laid to decorative stones and hedges for ease of maintenance.

There is concrete and paved drive providing ample off road parking and through double wrought iron gates takes you to the detached garage.

The well maintained rear garden has a fenced boundary with a concrete path and is mainly laid to lawn with boarder of established plants and shrubs.



## 16 ELWYN PLACE, CLEETHORPES

### OUTSIDE



### OUTSIDE

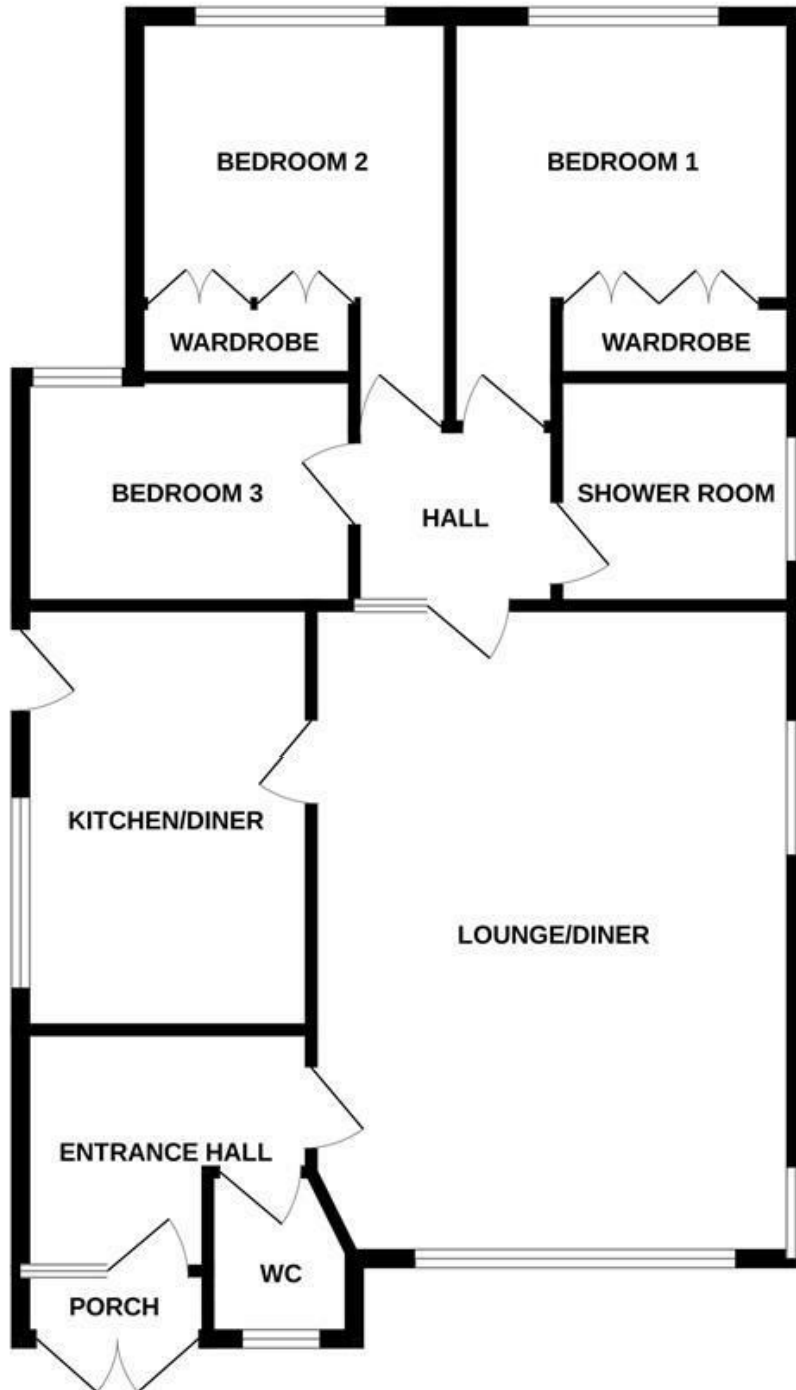
#### GARAGE

The wider than average garage with an up and over door, a u.PVC double glazed door to the side and a hardwood window to the side.



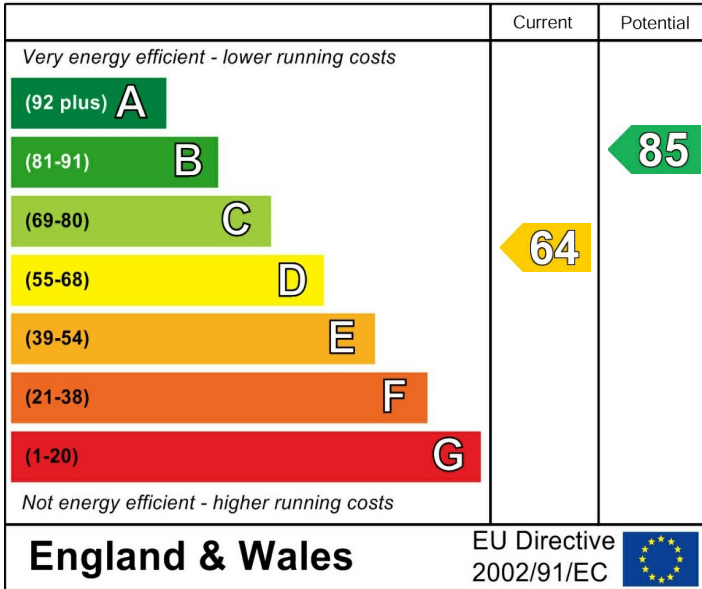


GROUND FLOOR

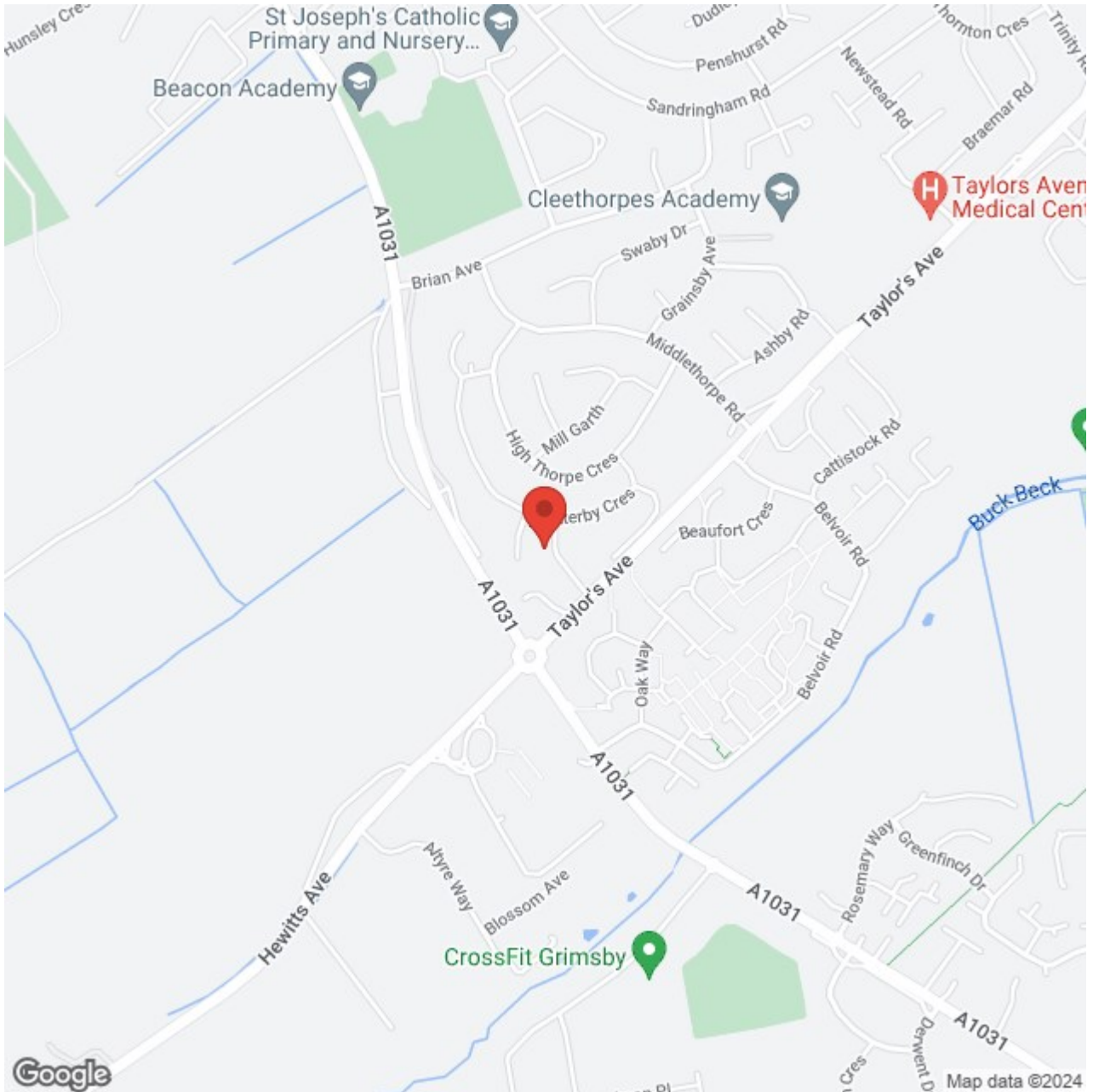
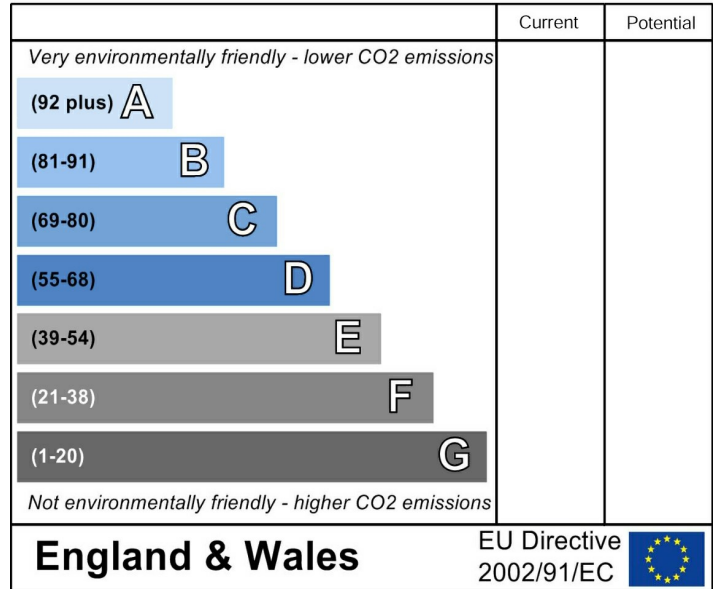


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



## Environmental Impact (CO<sub>2</sub>) Rating



## 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