

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 233 LACEBY ROAD, GRIMSBY

PURCHASE PRICE - OFFERS OVER - £125,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

OFFERS OVER £125,000

TENURE

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



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233 LACEBY ROAD, GRIMSBY

PUBLIC NOTICE

233 LACEBY ROAD, GRIMSBY, N.E. LINCS, DN34 5DU

We are acting in the sale of the above property and have received an offer of £126,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent Bettles Miles & Holland, 15 Sea View Street, Cleethorpes, DN35 8EU telephone 01472 698698 before exchange of contracts takes place.

Offered for sale with no chain is this semi-detached property on Laceby Road, close to the local amenities and schools in the area. It is also close The Diana Princess Of Wales Hospital and the Grimsby Institute. The property comprises of an entrance hall, a lounge, a dining room, a fitted kitchen and a shower room. To the first floor there is two double bedrooms both with fitted wardrobes, a single bedroom and a bathroom. The property benefits from a rear garden, a front garden, ample off road parking, a detached brick outbuilding, gas central heating and U.PVC double glazing.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard a single glazed window to the side, a light and coving to the ceiling.

LOUNGE

12'4 x 13'5 (3.76m x 4.09m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, built in cupboard either side of the chimney breast. A brick fire surround with a tiled hearth and a gas fire, a light and coving to the ceiling.



DINING ROOM

11'5 x 13'7 (3.48m x 4.14m)

With a u.PVC double glazed window, a polished wooden fire surround with a marble effect back and hearth. A central heating radiator, laminate to the floor, a light, coving and a ceiling rose to the ceiling.



KITCHEN

6'9 increasing to 8'8 x 14'3 (2.06m increasing to 2.64m x 4.34m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and housed extractor above, an integrated fridge, there is plumbing for a washing machine and a dishwasher. Two u.PVC double glazed windows and a door, a central heating radiator and spot lights to the ceiling.



KITCHEN



SHOWER ROOM

5'4 x 3'6 (1.63m x 1.07m)

The shower room with a white shower tray, an electric shower, a WC and a wall mounted sink with a chrome mixer tap. 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 a u.PVC double glazed window to the side, a light and coving to the ceiling.

BATHROOM

6'4 x 6'10 (1.93m x 2.08m)

The bathroom with a beige coloured suite comprising of a WC with a chrome flush, a pedestal wash hand basin with chrome taps and a paneled bath with chrome taps and a folding shower screen. A u.PVC double glazed window, fully tiled walls and floor, a central heating radiator, loft access and a light to the ceiling.



BEDROOM 1

13'7 x 9'5 to wardrobes (4.14m x 2.87m to wardrobes)

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



BEDROOM 2

11'3 x 11'5 (3.43m x 3.48m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light, coving and ceiling rose to the ceiling.



BEDROOM 2



BEDROOM 3

8'8 x 6'11 (2.64m x 2.11m)

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



233 LACEBY ROAD, GRIMSBY

OUTBUILDING

The detached largely double skinned brick outbuilding comprises of a u.PVC double glazed door into a utility area with a tiled floor and a WC. Through a door into the main room with three windows, French style doors laminate floor and two lights to the ceiling.



OUTSIDE

The front garden has a walled, fenced and hedged boundary with double wrought iron gates and is laid to lawn to one half and is block paved to the other running all the way to the rear garden providing ample off road parking. There is double wooden gates half way down the drive for security and access to the rear garden.

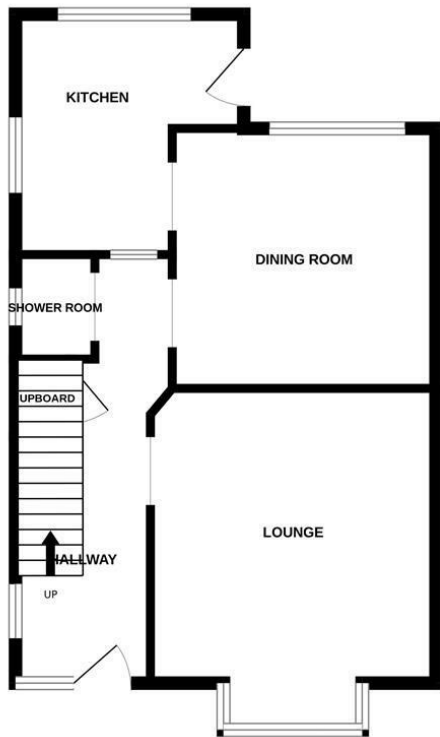
The rear garden has a fenced boundary and is laid to lawn with a concrete path.



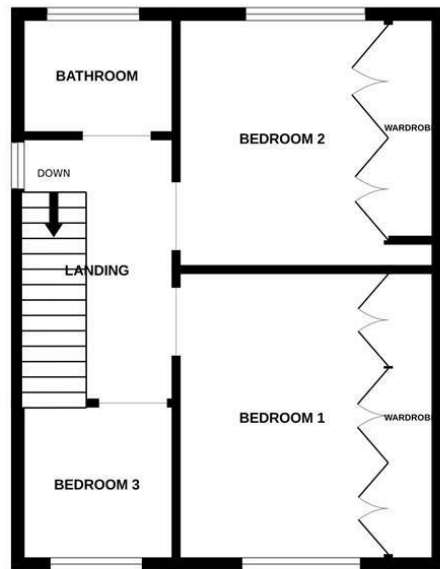
OUTSIDE



GROUND FLOOR




1ST FLOOR




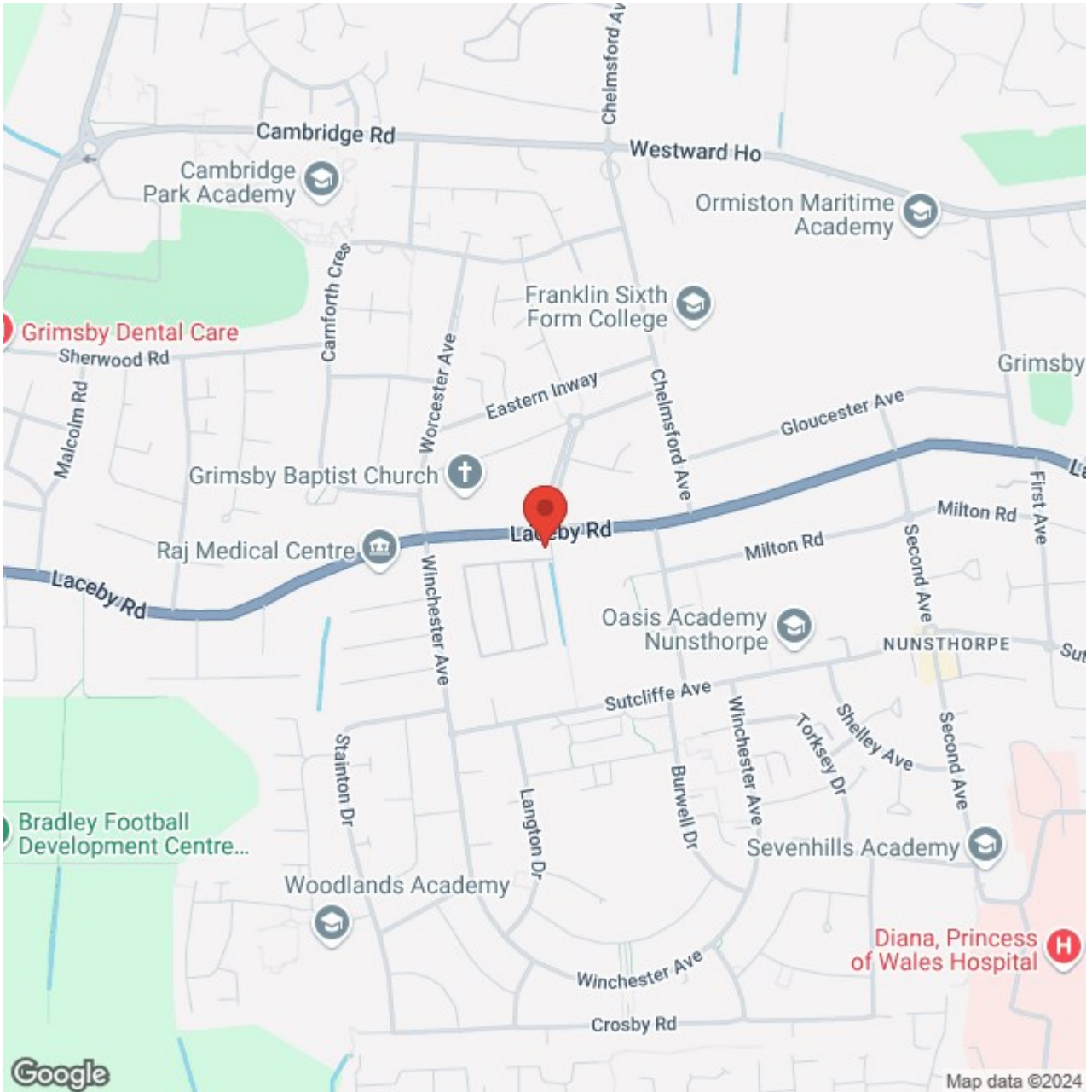
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		83
(69-80) C	66	
(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