

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

12 FLORENCE STREET, GRIMSBY

PURCHASE PRICE £79,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£79,950

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



12 FLORENCE STREET, GRIMSBY

PUBLIC NOTICE

Bettles Miles & Holland are now in receipt of an offer for the sum of £68,000 for 12 Florence Street, Grimsby. Anyone wishing to place an offer on this property should contact Bettles Miles & Holland, 15 Sea View Street, Cleethorpes, DNJ35 8EU 01472 698698 before exchange of contracts.

Bettles, Miles and Holland are pleased to offer for sale with no chain the spacious mid terrace property located close to Grimsby Town Centre, the local amenities and schools in the area. This property would make an ideal first time buy or buy to let and comprises of an entrance hall, a lounge with a walk-in bay window, a dining room, a fitted kitchen and a utility room. To the first floor there are two double bedrooms, a single bedroom and a bathroom. The property benefits from u.PVC double glazing, gas central heating, front and rear gardens.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with a central heating radiator, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.

LOUNGE

14'0 into bay x 10'0 (4.27m into bay x 3.05m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a light and coving to the ceiling.



12 FLORENCE STREET, GRIMSBY

DINING ROOM

13'5 x 11'3 (4.09m x 3.43m)

The dining room with a u.PVC double glazed window, a central heating radiator, an under stairs cupboard, laminate to the floor and a light to the ceiling.



KITCHEN

14'0 into bay x 10'3 (4.27m into bay x 3.12m)

The kitchen with black gloss wall and base units with contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. An integrated electric double oven, a gas hob, a stainless steel extractor fan above. Two u.PVC double glazed windows, a central heating radiator, vinyl to the floor and a light to the ceiling.



12 FLORENCE STREET, GRIMSBY

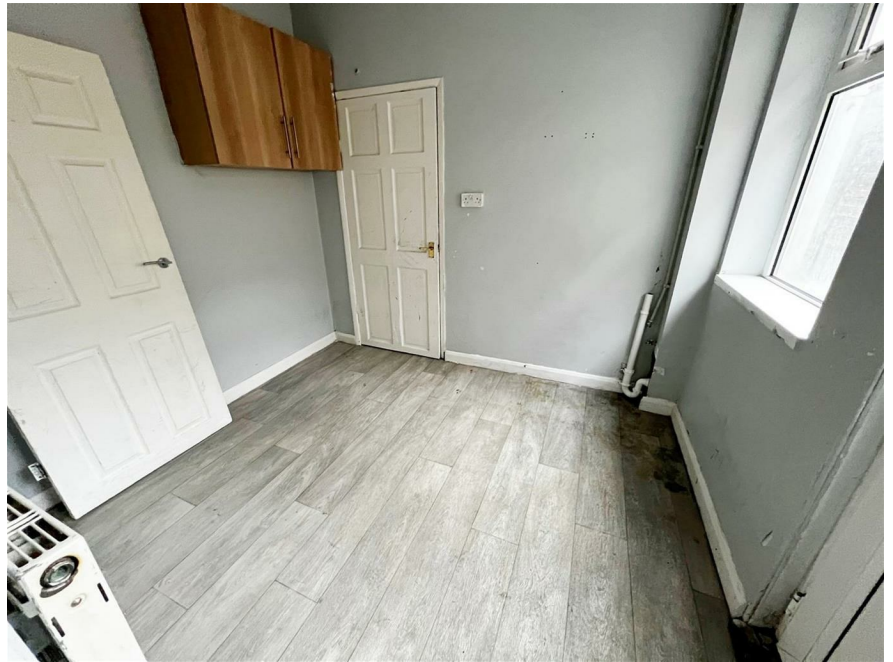
KITCHEN



UTILITY

9'0 x 7'10 (2.74m x 2.39m)

The utility room with a u.PVC double glazed window and door, a wall cupboard, a central heating radiator and a storage cupboard. There is vinyl to the 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 loft access and a light to the ceiling.

12 FLORENCE STREET, GRIMSBY

BATHROOM

5'11 x 5'0 (1.80m x 1.52m)

The bathroom with a white suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with chrome fittings. There is a u.PVC double glazed window, tiled splash backs, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'0 x 12'0 (4.27m x 3.66m)

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.



12 FLORENCE STREET, GRIMSBY

BEDROOM 2

13'4 x 8'10 (4.06m x 2.69m)

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



BEDROOM 3

9'0 x 9'0 (2.74m x 2.74m)

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



12 FLORENCE STREET, GRIMSBY

OUTSIDE

The front garden has a walled and fenced boundary and is concreted for ease of maintenance.

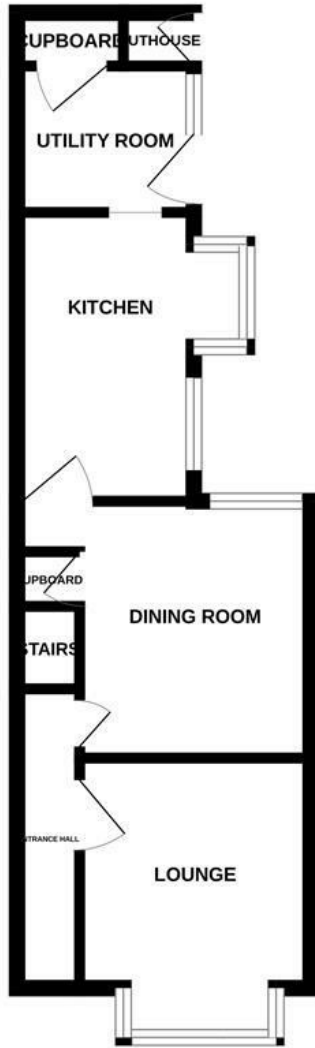
The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to concrete and there is a decked area.



PLEASE NOTE

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

GROUND FLOOR




1ST FLOOR




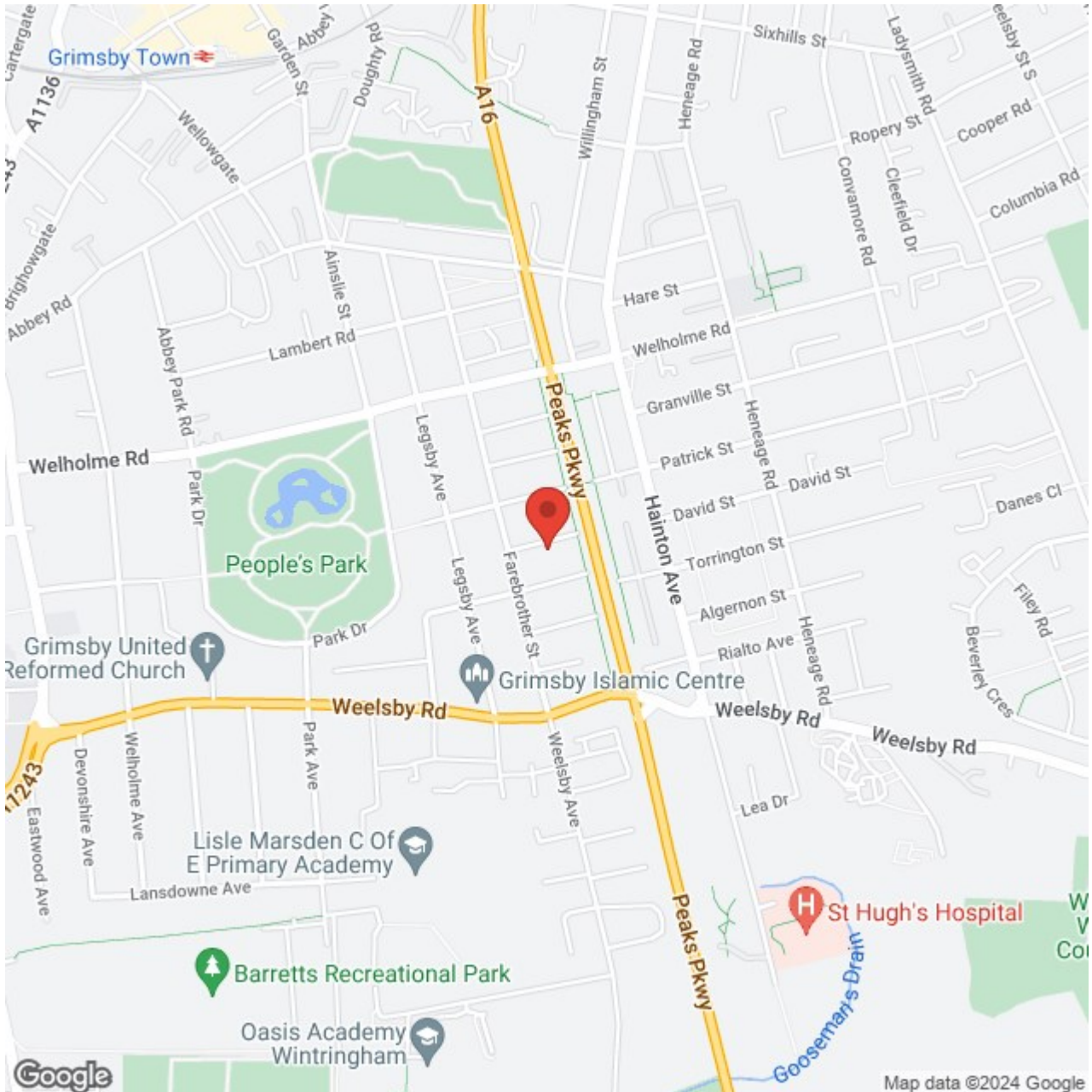
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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