

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

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PROPERTY FOR SALE

1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

PURCHASE PRICE £235,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£235,000

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



1 ST. PETERS CRESCENT, HUMBERSTON GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow, nestled in a quiet cul-de-sac position. The bungalow is located close to the local amenities and is short drive to Cleethorpes Sea Front and all that it has to offer. The bungalow comprises of an entrance porch, a hall, a light and airy lounge, a fitted kitchen, a bathroom, two bedrooms, and a third bedroom/dining room. The property benefits from u.PVC double glazing, gas central heating, detached garage, drive, front and rear gardens.

ENTRANCE PORCH

Through a composite front door into the porch with a storage cupboard and laminate to the floor.

HALL

Through a hardwood and glazed door with a side panel into the hall where doors to all rooms lead off. There is a central heating radiator, a light and coving to the ceiling.



LOUNGE

14'0 x 10'11 (4.27m x 3.33m)

The lounge to the front of the bungalow with a u.PVC double glazed window, a central heating radiator, a white painted fire surround with a tiled back and hearth and an electric fire, wall lights, coving to the ceiling.



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KITCHEN

9'4 x 10'0 (2.84m x 3.05m)

The kitchen with a range of off-white wall and base units with contrasting work surfaces and a breakfast bar, a white sink unit with a chrome mixer tap. There is space for free standing cooker and a fridge/freezer and plumbing for a washing machine. A u.PVC double glazed window and door, part tiled walls, a tiled floor, a central heating radiator, a light and coving to the ceiling.



KITCHEN



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BATHROOM

7'2 x 5'10 (2.18m x 1.78m)

The bathroom with a grey coloured suite comprising of a paneled bath, a pedestal wash hand basin and a WC all with Brass effect fittings. A u.PVC double glazed window, fully tiled walls, wood effect laminate to the floor, a central heating radiator, loft access and a light to the ceiling.



BEDROOM 1

12'6 into bay x 10'11 (3.81m into bay x 3.33m)

This double bedroom 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.



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BEDROOM 2

6'10 x 10'11 (2.08m x 3.33m)

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



BEDROOM 3/DINING ROOM

10'5 x 10'11 (3.18m x 3.33m)

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



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OUTSIDE

The front of the property has a fenced boundary with double wrought iron gates, it is mainly laid to lawn with borders. There is a block paved drive with wooden double gates leading to the garage.

The rear garden has a fenced boundary and is mainly laid to lawn and a block-paved path.



OUTSIDE



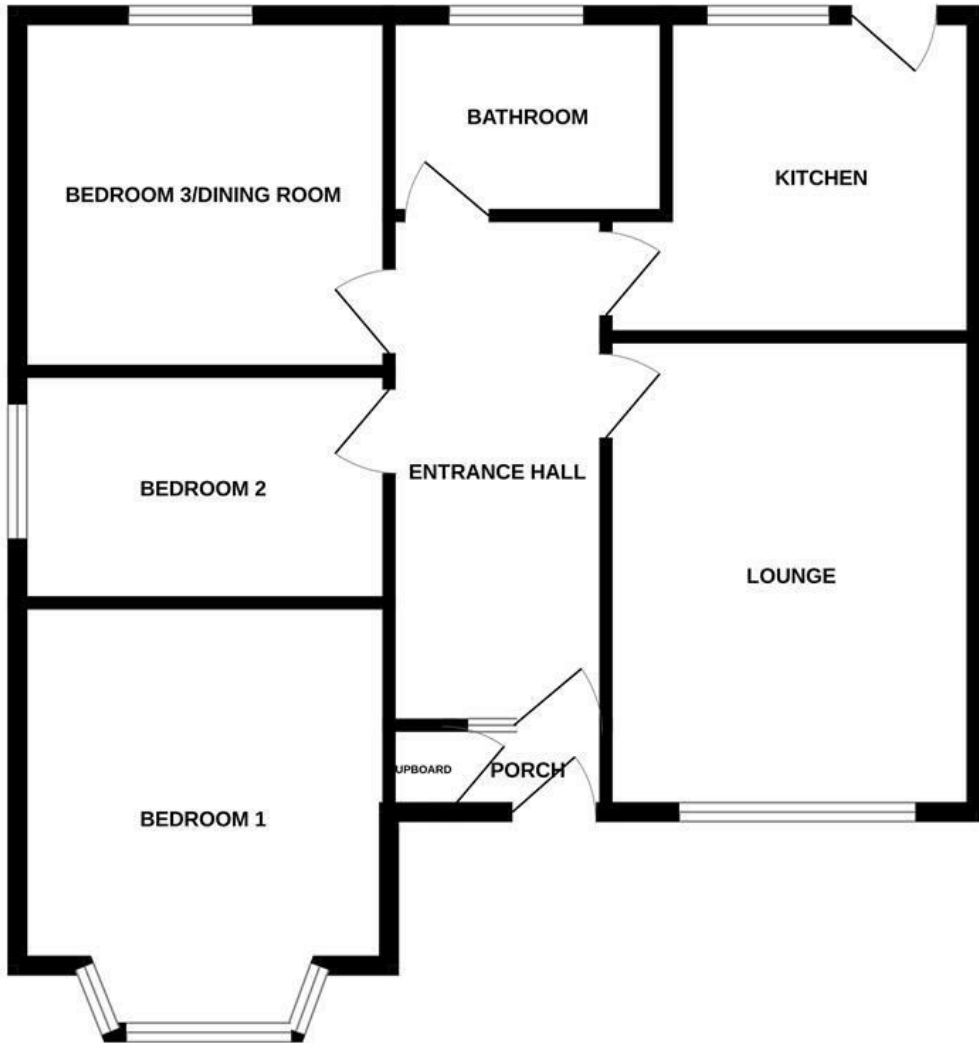
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GARAGE

The detached garage with an up and over door, a window to the side, light and power within.




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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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