

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

46 ALBATROSS DRIVE, GRIMSBY

PURCHASE PRICE £219,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£219,950

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
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46 ALBATROSS DRIVE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow located in a cul-de-sac, offering privacy and is close to the local amenities and well-regarded schools in the area. It also has good access to the A180. It features solar panels, which can help lower energy costs and reduce environmental impact. The bungalow comprises of an entrance hall, a lounge, a fitted kitchen, a bathroom with a white suite, two double bedrooms (one of which is currently being used as a dining room) and a single bedroom. Well maintained gardens and an integral garage. Viewing is an absolute must.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a door to the garage, a hand storage cupboard, a central heating radiator, laminate to the floor and wall lights. There is access to the loft with pull down ladders and the loft is part boarded and has a light.

LOUNGE

14'10 x 11'8 (4.52m x 3.56m)

The lounge is to the front of the property with a u.PVC double glazed bow window and a u.PVC double glazed window to the side allowing the light to flood in. There is a central heating radiator, laminate to the floor, wall lights and coving to the ceiling.



LOUNGE



46 ALBATROSS DRIVE, GRIMSBY

KITCHEN

14'10 x 12'4 (4.52m x 3.76m)

The kitchen with a range of Beech wall and base units with contrasting work surfaces incorporating a cream sink unit with a chrome mixer tap. A built electric oven and induction hob with a housed extractor fan above and a stainless steel splash back. The central heating boiler, plumbing for a washing machine and a central heating radiator. A u.PVC double glazed window and door, tiled walls and floor, spot light to the ceiling.



KITCHEN



46 ALBATROSS DRIVE, GRIMSBY

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

The bathroom with a white suite comprising of a paneled bath with a chrome mixer tap, a pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, tiled walls and floor, a central heating radiator and a light to the ceiling.



BEDROOM 1

12'11 x 10'5 (3.94m x 3.18m)

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



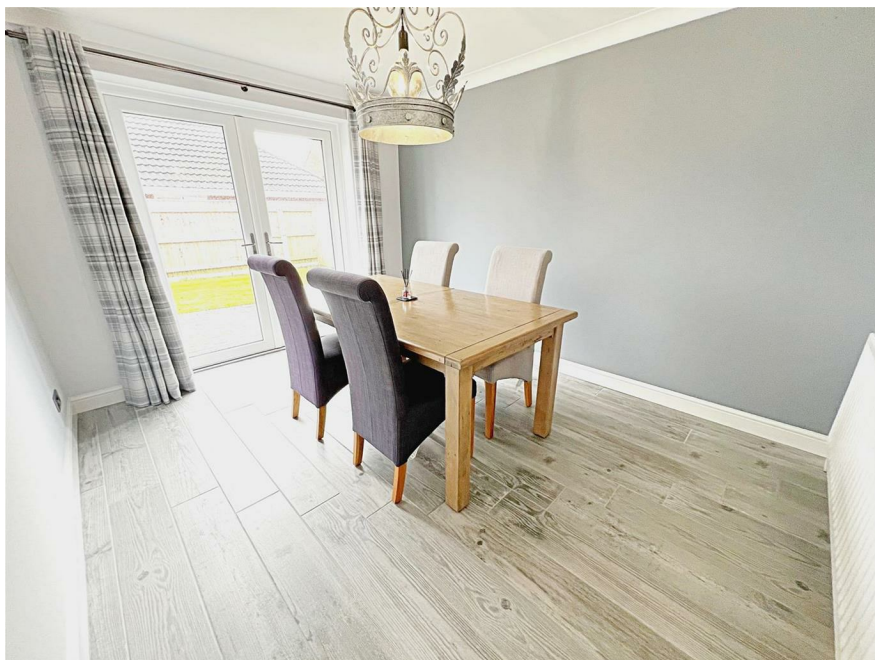
BEDROOM 1



BEDROOM 2/DINING ROOM

11'11 x 9'7 (3.63m x 2.92m)

With u.PVC double glazed French doors opening onto the garden, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



46 ALBATROSS DRIVE, GRIMSBY

BEDROOM 3

12'11 x 6'8 (3.94m x 2.03m)

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



INTEGRAL GARAGE

The integral brick garage with a u.PVC double glazed door and window, a door into the hallway and light and power within. There is also the control panel for the solar panels.

OUTSIDE

The front garden is open and is laid to lawn with a drive for parking and a concrete path and ramp to the front door. The enclosed rear and side garden has a fenced boundary and is laid to lawn with a patio area.

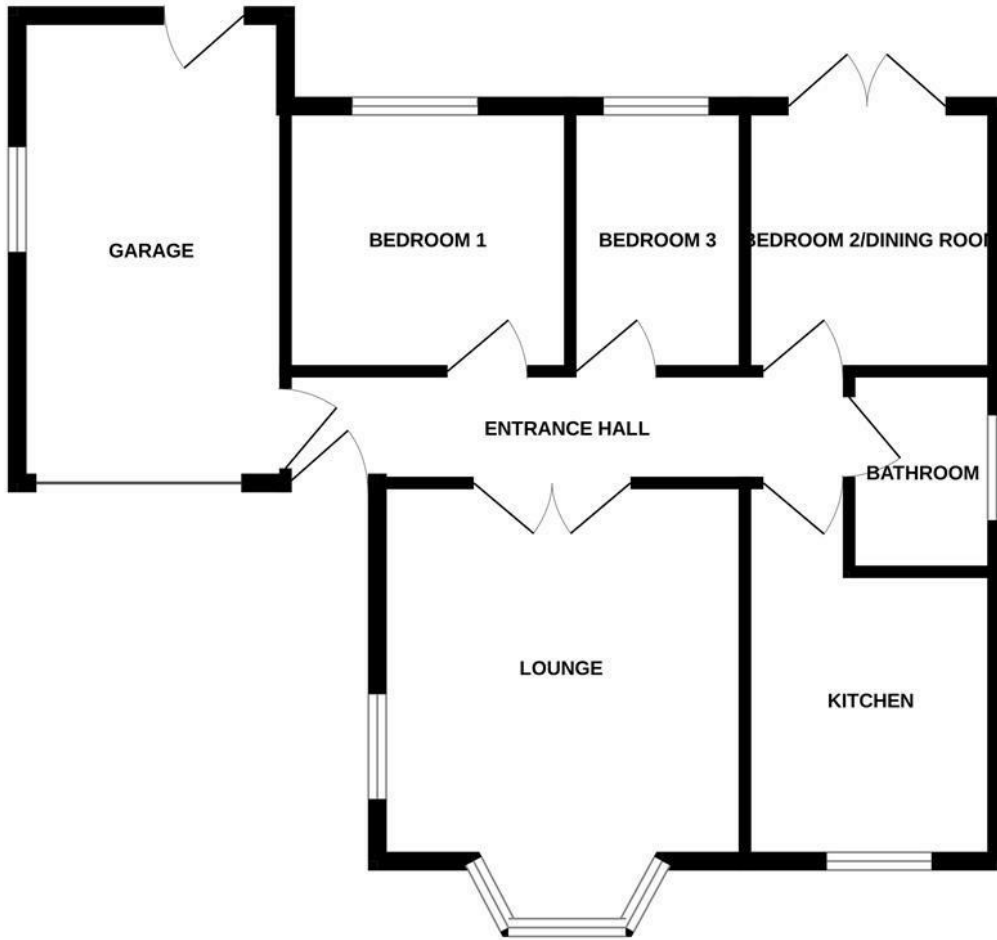


46 ALBATROSS DRIVE, GRIMSBY

OUTSIDE

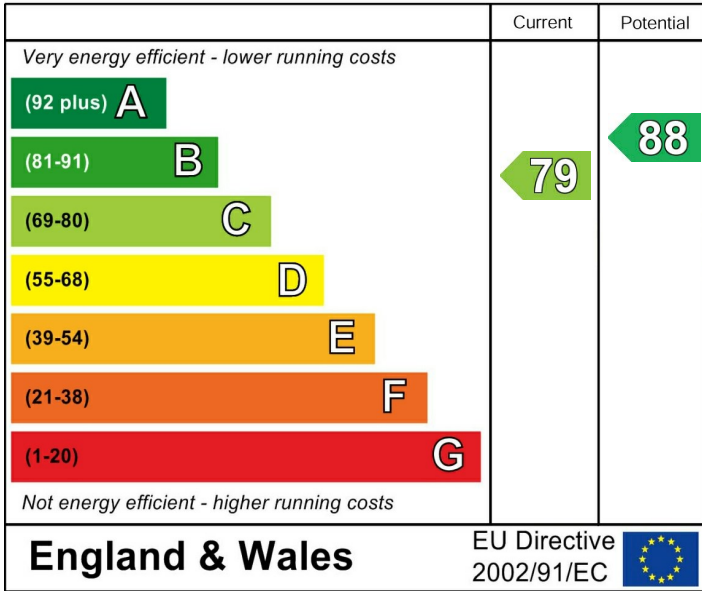


GROUND FLOOR

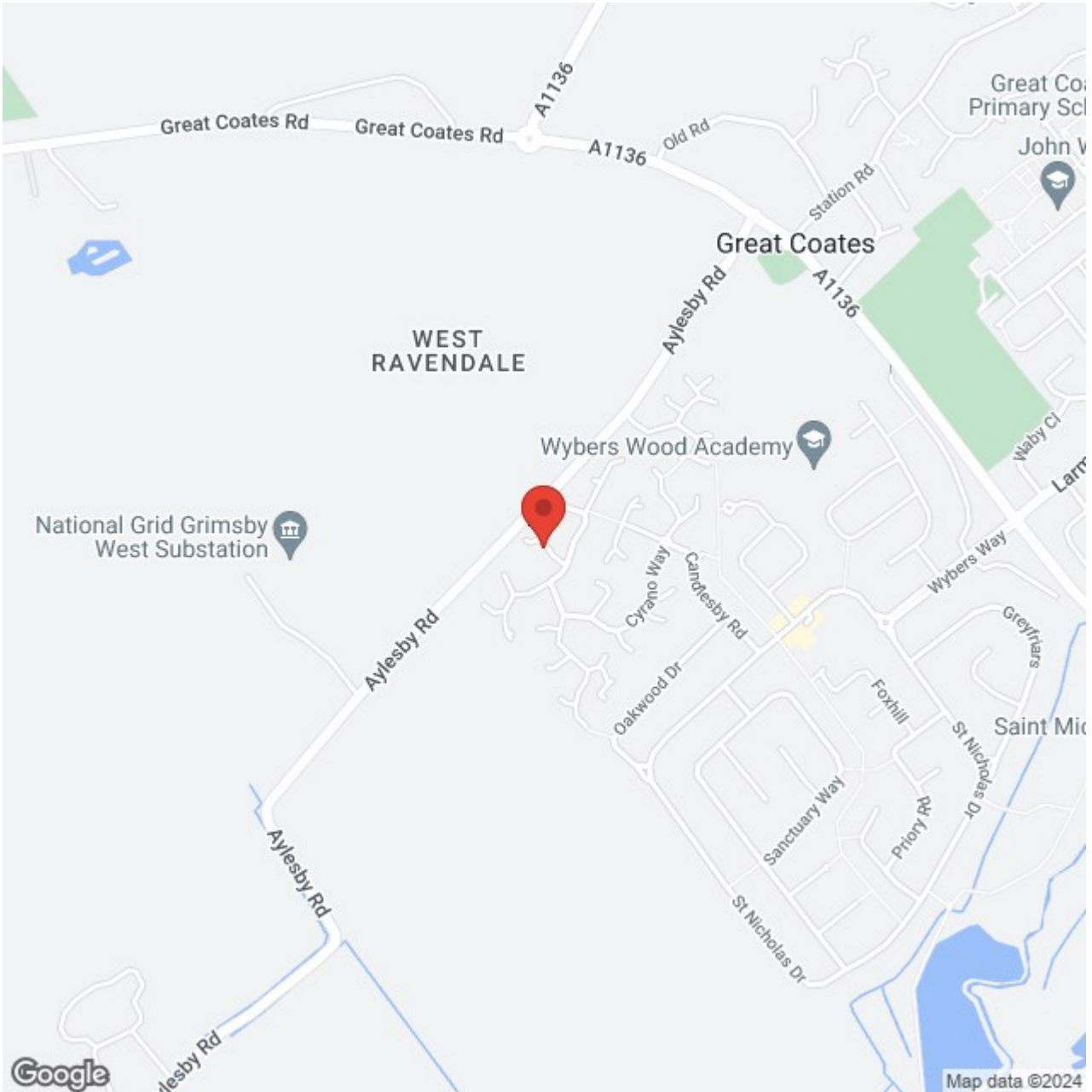
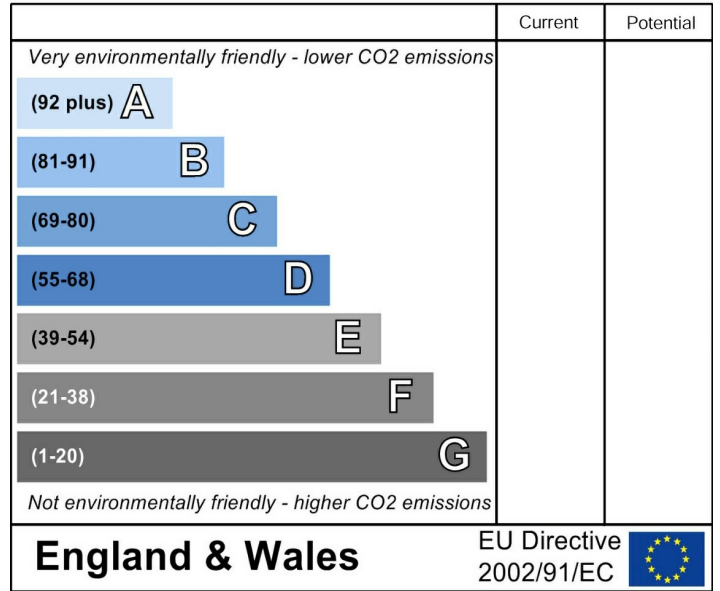


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 (CO₂) 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