

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

2 MOUNT PLEASANT, WALTHAM GRIMSBY

PURCHASE PRICE £160,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£160,000

TENURE

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



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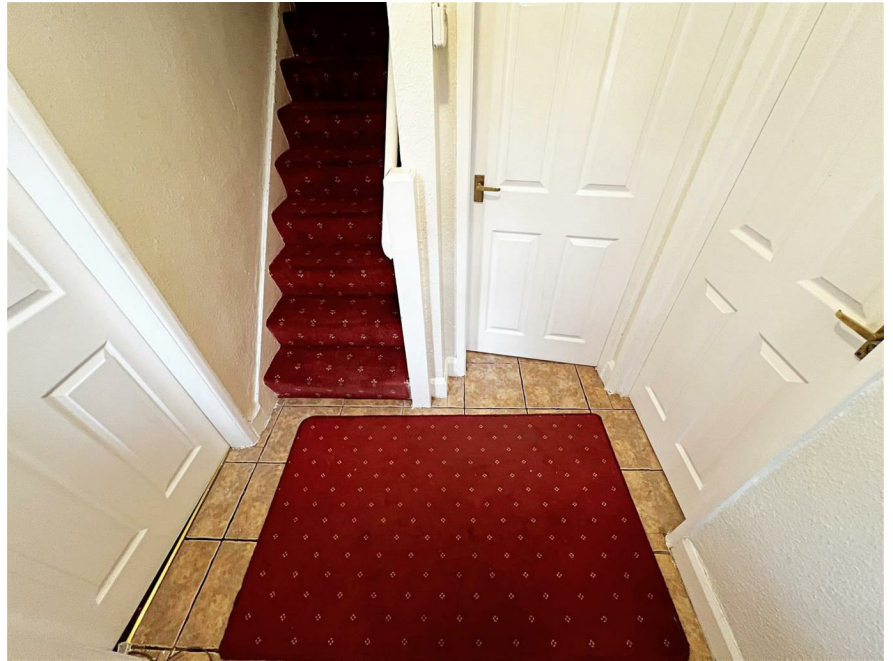


2 MOUNT PLEASANT, WALTHAM GRIMSBY

Offered for sale with no chain is this charming 3-bedroom semi-detached home which occupies a desirable corner plot, boasting two modern bathrooms and a fitted kitchen. While its well-maintained gardens envelop the front, side, and rear, the interior beckons for a decorative refresh, offering an exciting opportunity to infuse personal style and elevate its allure. The property benefits from u.PVC double glazing and gas central heating and there is a playing field/playground at the bottom of the road ideal for the children to go and play, walking the dog or just enjoying the fresh air.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a built in cupboard, a tiled floor and a light to the ceiling.



LOUNGE

16'5 x 13'11 (5.00m x 4.24m)

The lounge with three u.PVC double glazed windows to the front and side, a central heating radiator, a wooden fire place with an electric fire, a built in cupboard and a light to the ceiling.



2 MOUNT PLEASANT, WALTHAM GRIMSBY

LOUNGE



KITCHEN

10'6 x 8'4 (3.20m x 2.54m)

The kitchen with a range of light beech wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is space for a cooker, an under counter fridge and plumbing for a washing machine. Two u.PVC double glazed windows and a u.PVC double glazed door, a built in cupboard/pantry, the wall mounted central heating boiler, a central heating radiator, a tiled floor and a light to the ceiling.



LEAN-TOO

4'5 x 8'1 (1.35m x 2.46m)

The wooden and acrylic lean too is an ideal place to sit and enjoy the peace and tranquility of the surroundings with a wooden and acrylic door into the garden.

2 MOUNT PLEASANT, WALTHAM GRIMSBY

SHOWER ROOM

5'5 x 5'1 (1.65m x 1.55m)

The downstairs shower room comprises of a walk-in shower with an electric shower and glass shower screen, a white sink set in a white vanity unit with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, a chrome ladder style radiator, 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 loft access and a light to the ceiling.



2 MOUNT PLEASANT, WALTHAM GRIMSBY

BEDROOM 1

11'5 x 8'3 (3.48m x 2.51m)

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



BEDROOM 2

8'1 x 11'0 (2.46m x 3.35m)

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



2 MOUNT PLEASANT, WALTHAM GRIMSBY

BEDROOM 3

7'9 x 10'10 (2.36m x 3.30m)

With two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



SHOWER ROOM

4'7 x 8'5 (1.40m x 2.57m)

The upstairs shower room with a walk in shower with a glass screen and a plumbed shower, a white sink set in a white vanity unit with a chrome mixer tap and a WC with a central chrome flush. There is Mermaid boarding to the walls, vinyl to the floor and a light to the ceiling.



2 MOUNT PLEASANT, WALTHAM GRIMSBY

OUTSIDE

The rear garden has a fenced boundary with a wooden gate to the side and front of the property. It is mainly laid to decorative stones and a concrete path with established borders. The front and side gardens have a fenced boundary with a wrought iron gate. The side garden is a great size and is mainly laid to lawn with established borders. The front garden is laid to decorative stones again with established borders and there is a concrete path to the front door and gate.



OUTSIDE



2 MOUNT PLEASANT, WALTHAM GRIMSBY

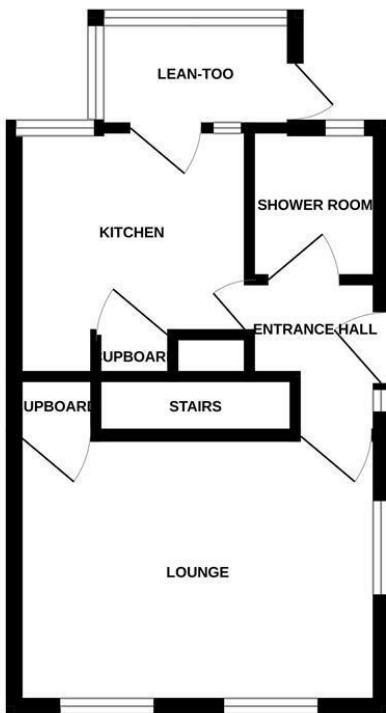
SIDE VIEW



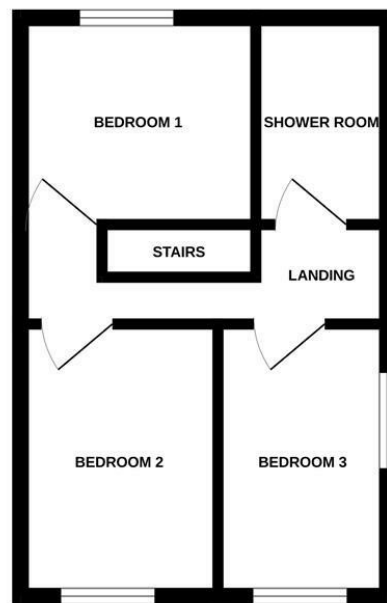
FIELD



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		86
(69-80) C	72	
(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