

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 10 COLLEGE AVENUE, GRIMSBY

**PURCHASE PRICE £250,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£250,000

#### TENURE

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



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## 10 COLLEGE AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this beautifully presented three-bedroom semi-detached property boasts a prime location near the Diana Princess of Wales Hospital and the Grimsby Institute. Featuring two reception rooms, a modern kitchen and bathroom, two double bedrooms, and a single bedroom, it offers ample living space. Outside, the well-maintained rear garden includes a timber summer house, and there's off-road parking available. Additional perks include u.PVC double glazing and gas central heating for comfort and efficiency. This truly is an exceptional property inside and out and must be viewed.

### ENTRANCE HALL

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



### LOUNGE

12'5 into bay x 12'1 (3.78m into bay x 3.68m)  
The lounge is to the front of the property with a u.PVC double glazed bow window, a central heating radiator, a feature fireplace with a wooden fire surround, a tiled back and hearth and an open fire. There is a light and coving to the ceiling.



**DINING ROOM/DAY ROOM**

14'2 x 11'0 (4.32m x 3.35m)

The dining room with u.PVC double glazed French doors with side panels, an exposed brick fire place with a tiled hearth and a multi-fuel burner. Built in cupboards either side of the chimney breast, a central heating radiator and a light to the ceiling. This lovely room enjoys view over the garden.



**DINING ROOM/DAY ROOM**



## 10 COLLEGE AVENUE, GRIMSBY

### KITCHEN

14'6 x 7'4 (4.42m x 2.24m)

The kitchen with a range of cream wall and base units with contrasting work surfaces and tiled reveals, a cream sink unit with a chrome mixer tap. A range of integrated appliance which include a 5 ring gas hob, an electric oven, a stainless steel extractor fan, a dishwasher and a fridge/freezer. A u.PVC double glazed door, two u.PVC double glazed windows, a walk-in cupboard where the central heating boiler is housed and there is plumbing for a washing machine. A central heating radiator, a tiled floor and lights to the ceiling.



### KITCHEN



**LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a light and coving to the ceiling.



**BATHROOM**

6'9 x 6'0 (2.06m x 1.83m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer tap, an overhead shower with a digital control panel on the wall. A wall mounted sink with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, fully tiled walls and floor, a grey ladder style radiator, spot lights to the ceiling which are sensor activated.



**BATHROOM**



**BEDROOM 1**

13'4 x 11'1 (4.06m x 3.38m)

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



**BEDROOM 1**



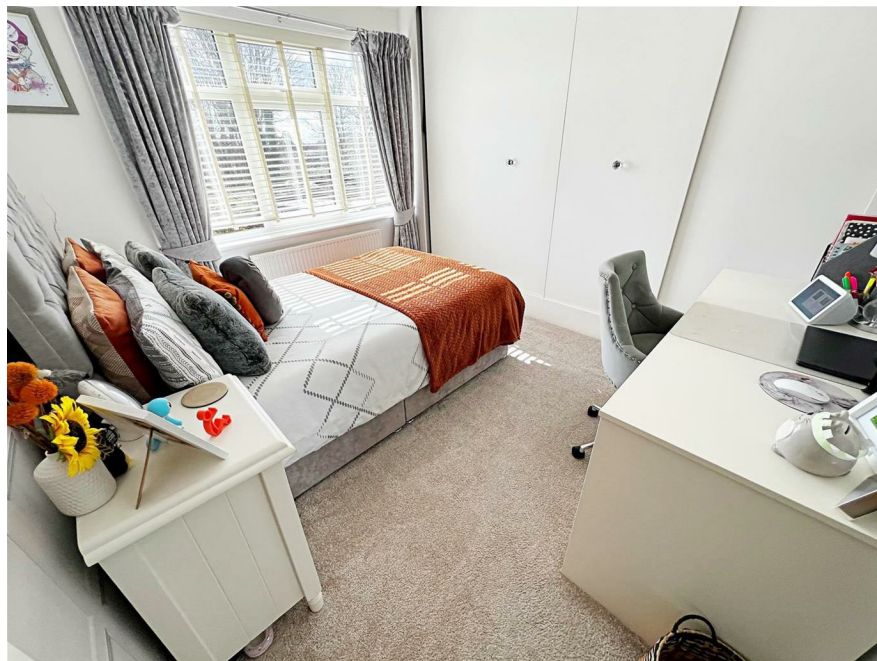
**BEDROOM 2**

11'2 x 11'1 (3.40m x 3.38m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, built in wardrobes with sliding doors, a central heating radiator and a light to the ceiling.



**BEDROOM 2**



**BEDROOM 3**

8'5 x 7'1 (2.57m x 2.16m)

This single bedroom to the front of the property with a u.PVC double glazed window, a fitted wardrobe and chest of drawers. A central heating radiator, a light and loft access to the ceiling.





## 10 COLLEGE AVENUE, GRIMSBY

### OUTSIDE

The front of the property has a fenced and hedged boundary and is laid to decorative stones for ease of maintenance and parking with established borders.

The rear garden has a fenced boundary and is mainly laid to lawn with established borders. There is a patio area and then down the steps to the lawn, at the bottom of the garden is the summer house.



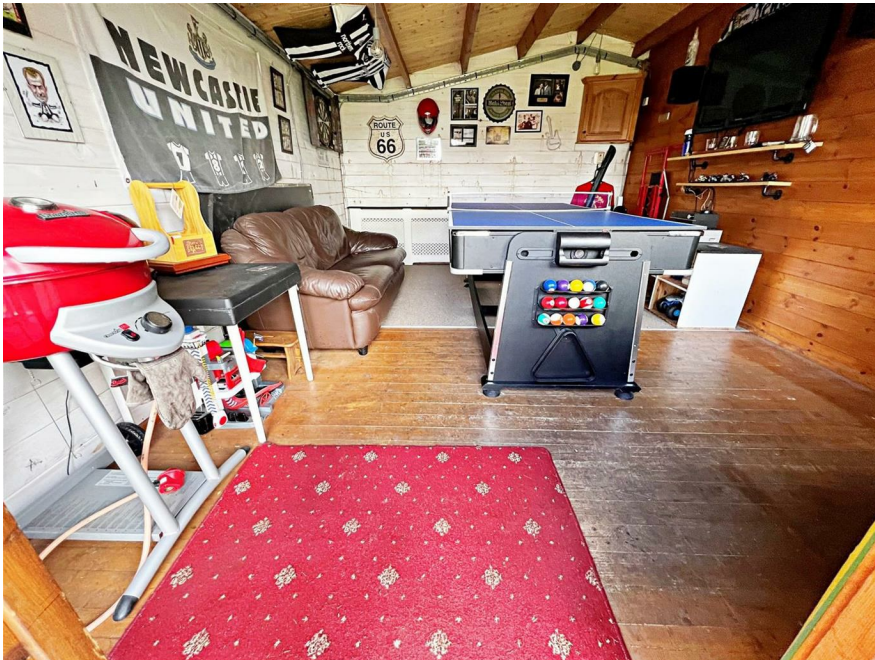
### OUTSIDE



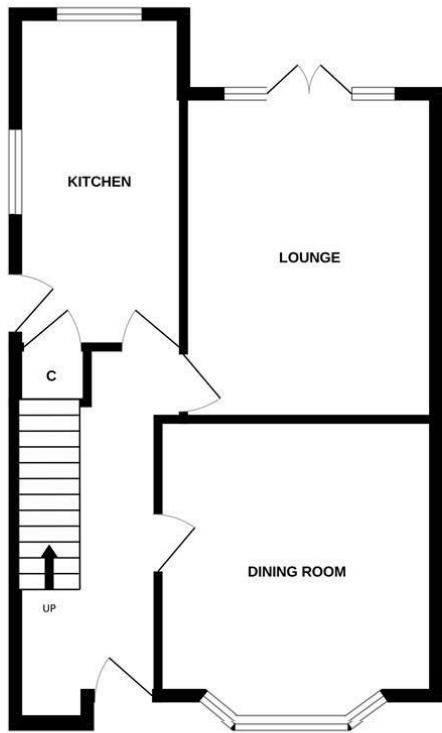
### SUMMER HOUSE

The timber summer house at the bottom of the garden benefiting from light, power and water. There is a living area and separate workshop or kitchen area with units and a sink. The summer house is great for additional living or an entertainment area.

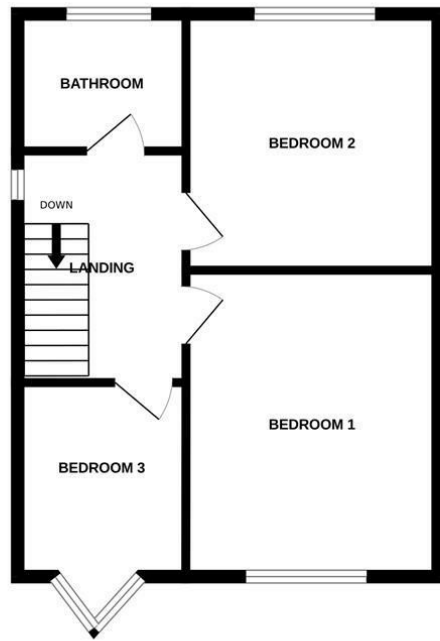
10 COLLEGE AVENUE, GRIMSBY



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-statements. 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

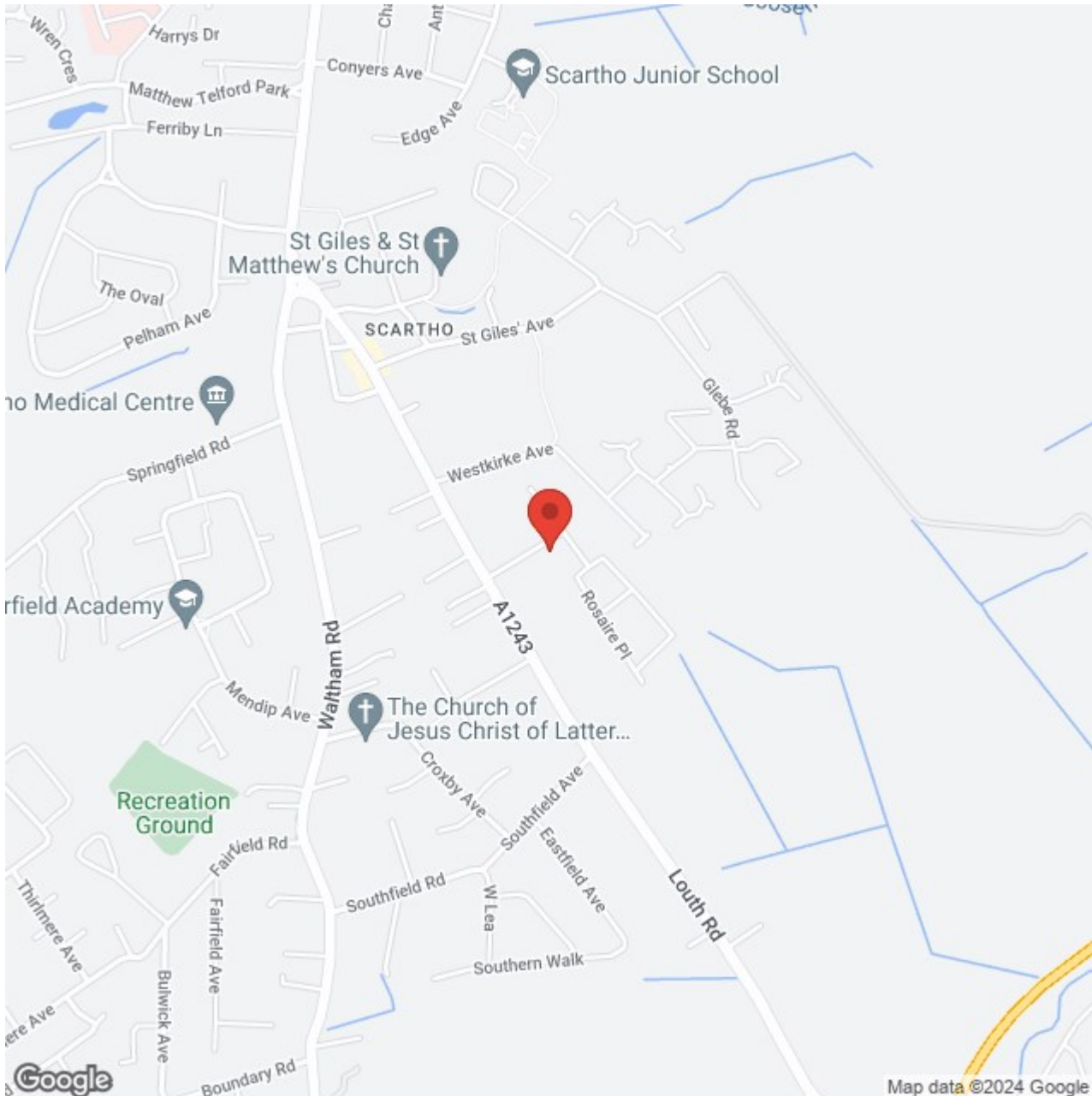


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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