

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 48 BENTLEY STREET, CLEETHORPES

**PURCHASE PRICE £89,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£89,000

#### TENURE

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



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Registered in England No. 4782567



## 48 BENTLEY STREET, CLEETHORPES

### \*\*\*\*\* INVESTMENT OPPORTUNITY \*\*\*\*\*

This two bedroom mid terrace 1920's property is situated in the charming coastal town of Cleethorpes, being only a short walk to the Beach, Shops and bars and restaurants. It has a quirky lay out that means you are walking through the second bedroom to get the the bathroom. There is on Street parking and the garden is split into a patio area directly behind the house then a passageway where there is an area laid to lawn beyond the passageway. The house is fully double glazed and centrally heated and comes with a tenant is situ, so ready to start working for you.

### ENTRANCE PORCH

### LOUNGE

11'10 x 12'6 (3.61m x 3.81m)

This airy room situated to the front of the property boasts a box bay, central heating radiator, central light fitting, a feature wall with brick effect, There is a built in storage cupboard, cornicing to the ceiling, doors to a storage walkway which then leads you through to the dining room. There is a door to the stairs and the main access through to dining room.



### DINING ROOM

11'8 x 12'6 (3.56m x 3.81m)

This good sized dining room is utilised at the moment as a day room, with dining and seating area. It has a feature fireplace wall with built in storage, a double glazed window and central heating radiator





## 48 BENTLEY STREET, CLEETHORPES

### KITCHEN

7 x 11'1 (2.13m x 3.38m)

The Kitchen comprises of white wall and base units, with black slate effect roll top work surface with a tiled splash back and wood effect vinyl for the flooring, there is space for appliances, two double glazed windows to the side elevation, a double glazed door that leads to the back garden. Central heating radiator and a central light fitting.



### LANDING

Up the stairs to the first floor accommodation where doors to bedrooms one and two lead off and there is a light to the ceiling.

### BEDROOM ONE

12'5 x 11'11 (3.78m x 3.63m)

This good sized double bedroom is situated to the front of the property with original cast iron fireplace, double glazed window, central heating radiator and central light fitting.



### BEDROOM TWO

12'5 x 11'8 (3.78m x 3.56m)

This again is a lovely sized double bedroom, with central light fitting, double glazed window to the rear elevation, central heating radiator, a storage cupboard over the bulkhead of the stairs and door to the large bathroom.





## 48 BENTLEY STREET, CLEETHORPES

### **BATHROOM**

7 x 11 (2.13m x 3.35m)

The bathroom is of a good size, with a storage cupboard that houses the combination boiler. A white suite comprising of a panelled bath with tiled splash back, pedestal wash hand basin with tiled splash back. There is a WC with chrome flush handle, double glazed window, central heating radiator, central light fitting and wood affect vinyl to the floor.



### **SPLIT GARDEN 1**

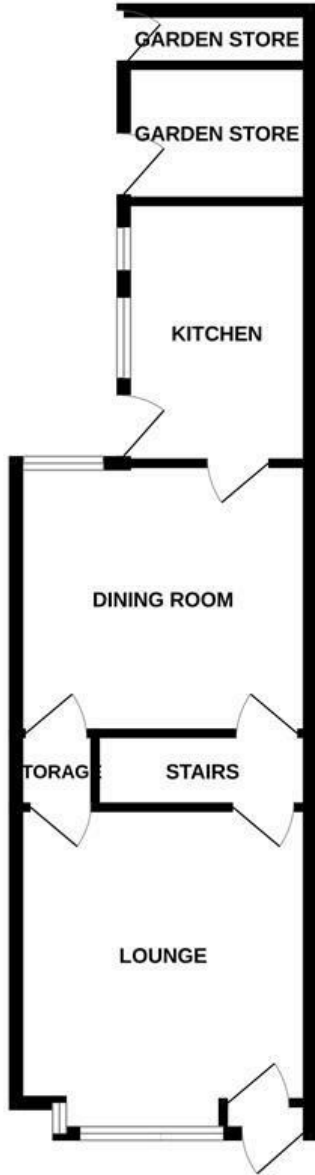
Walking from the back door is a concreted area that goes up the side and round the back, to the side there is a storage shed and a disused WC on the end. The concreted patio area is of a good size for entertaining, there is then a passageway that runs through for access for yourself and neighbors to get to the back of the properties. Then over to a large laid to lawn area that has walled and fenced boundaries.



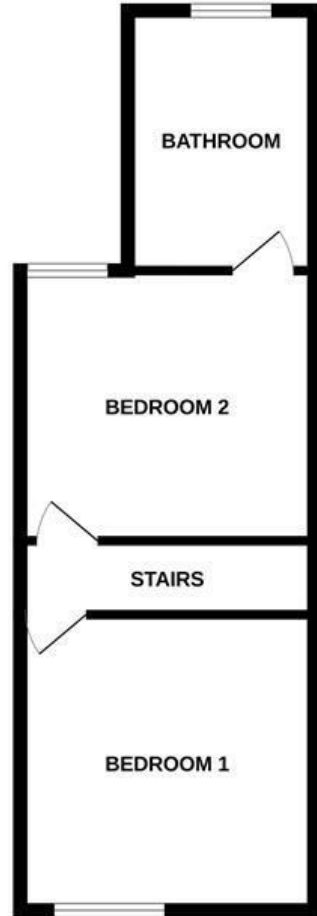
### **SPLIT GARDEN 2**



GROUND FLOOR




1ST FLOOR




MID TERRACE

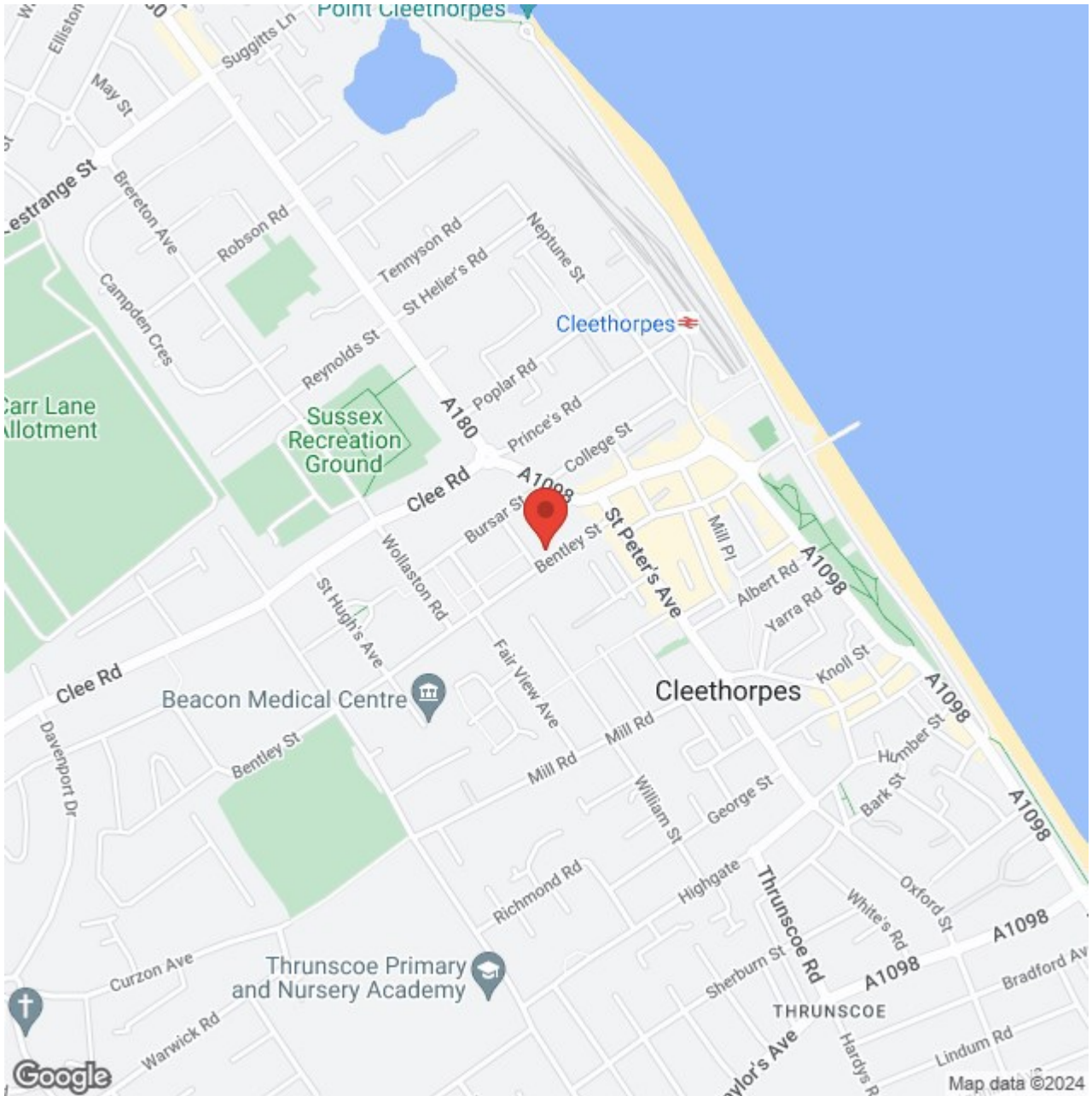
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.**

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