

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

7 GILES STREET, CLEETHORPES

PURCHASE PRICE £79,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£79,000

TENURE

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



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7 GILES STREET, CLEETHORPES

This Charming two bed-room mid- terrace property is situated in the heart of the picturesque seaside resort of Cleethorpes. While in need of some renovation, it boasts original features and offers a spacious garden. Located within walking distance of the beach and local shops, this 19th century home presents an ideal opportunity to purchase a property that is already working for you with a tenant in situ.

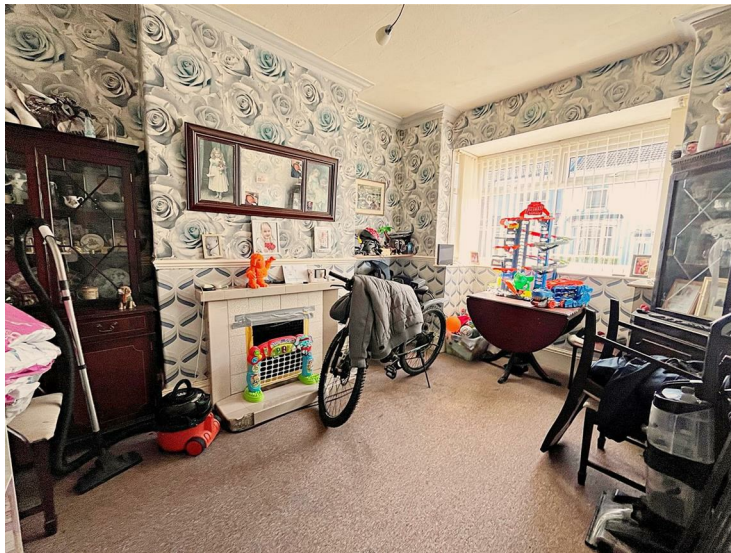
ENTRANCE HALL

Walking through a double glazed door to a porch area with a single glazed wooden door, a central heating radiator, doors to the lounge and dining room and stairs in the middle to the first floor.

LOUNGE

12'8 x 9'8 (3.86m x 2.95m)

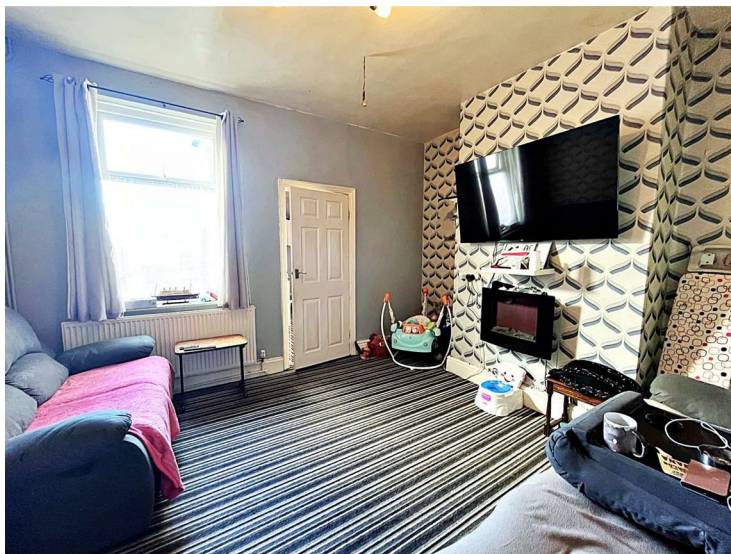
This is a good sized lounge with walk in double glazed box bay, original cornicing to the ceiling, deep skirting and central ceiling rose. With patterned wall paper and dado rail. There is a central heating radiator. Chimney breast with tiled fire place and hearth.



DINING ROOM

11'9 x 13'3 (3.58m x 4.04m)

This room is of good proportions with a double glazed window to the rear elevation, central heating radiator, central light fitting, electric fire to chimney breast, feature wall papered wall and under the stairs storage.



7 GILES STREET, CLEETHORPES

KITCHEN

12'3 x 6'9 (3.73m x 2.06m)

The kitchen comprises of white wall and base units with a grey roll top work surface. There is a stainless steel sink, room for appliances, a double glazed window to side elevation and a double glazed back door to the rear garden.



LANDING

From the stairs all doors to bedrooms and bathroom, light fitting, loft access carpeted and a central heating radiator.

BEDROOM ONE

11'11 x 13'3 (3.63m x 4.04m)

This double bedroom is to the front of the property with a double glazed window, central heating radiator, a good size over the bulk head of the stairs storage cupboard, central light fitting and carpeted flooring.



BEDROOM TWO

10'1 x 11'11 (3.07m x 3.63m)

The second double bedroom with double glazed window to the rear elevation, central heating radiator and central light fitting.

BATHROOM

11'10 x 6'7 (3.61m x 2.01m)

The bathroom comprises of a white suite including a panelled bath with white tiling to half of the walls, a pedestal wash hand basin and a WC, There is a double glazed window to the rear elevation with privacy glass, a large storage cupboard that houses the boiler that was replaced two years ago, a central heating radiator, carpet to the floor and a central light fitting.

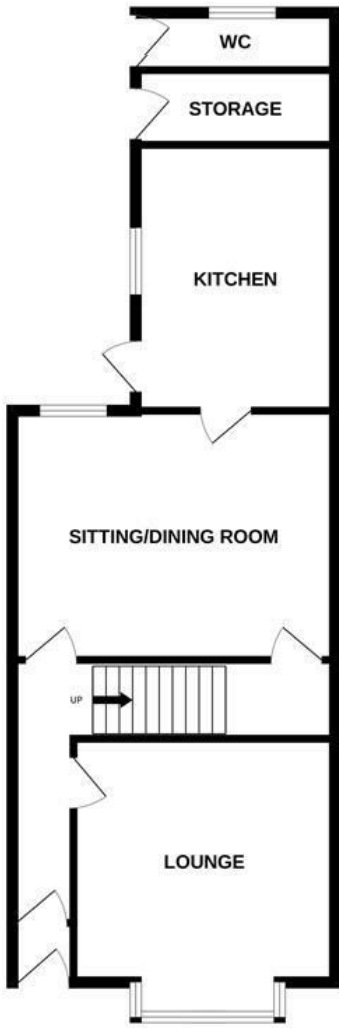
7 GILES STREET, CLEETHORPES

GARDEN

This is a good sized space, As you step out from the kitchen door there is a concrete passage with a gate that gives access to the main garden with a wooden fenced boundary, the area is mainly laid to lawn with a concrete path leading to the shed.



GROUND FLOOR




1ST FLOOR




MID TERRACE

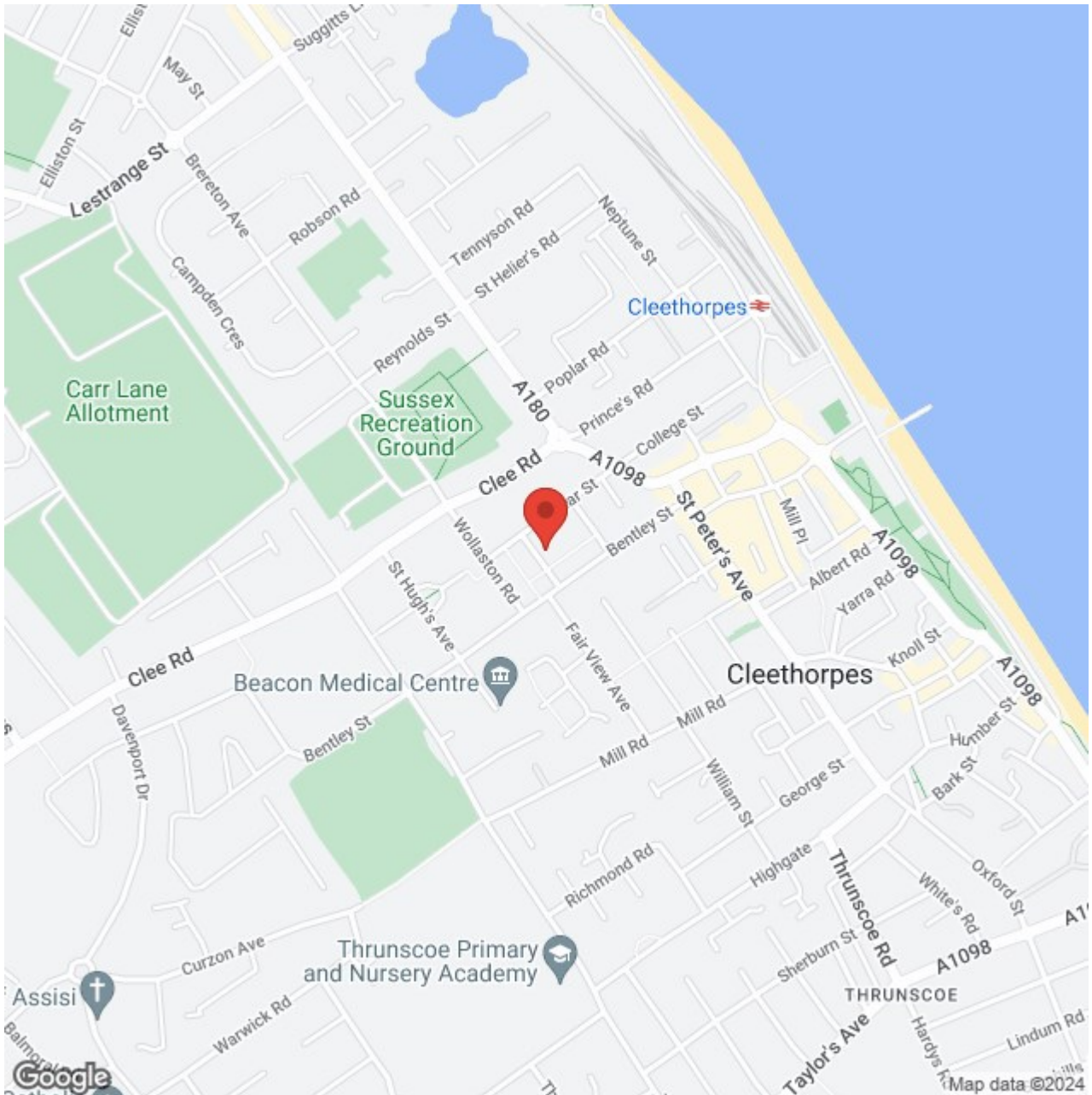
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) 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 | | |
| | 63 | 80 |
| 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:-

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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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