

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhstateagents.com

www.rightmove.co.uk

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PROPERTY FOR SALE

334 CONVAMORE ROAD, GRIMSBY

PURCHASE PRICE £65,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£65,000

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
Registered in England No. 4782567



334 CONVAMORE ROAD, GRIMSBY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This end terrace property in need of updating and comprising of an entrance hall, a lounge/diner, a kitchen, a lobby and a downstairs bathroom. To the first floor there are three good size bedrooms. The property has front and rear gardens and u.PVC double glazing. This property is sold as seen.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE/DINER

28'10 x 9'5 (8.79m x 2.87m)

The lounge area with a u.PVC double glazed walk-in bay window to the front, a brick fire surround with a polished wooden mantle. There is a light, coving and ceiling rose to the ceiling.

Dining area with a u.PVC double glazed window, a central heating radiator, a brick fire surround with a polished wooden mantle. A light, coving and a ceiling rose to the ceiling.

KITCHEN

13'0 x 7'4 (3.96m x 2.24m)

With wall and base unit with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A wall mounted central heating boiler, plumbing for a washing machine, a u.PVC double glazed window, a tiled floor and a light to the ceiling.

LOBBY

With a u.PVC double glazed door, vinyl to the floor and a light to the ceiling.

BATHROOM

5'11 x 6'8 (1.80m x 2.03m)

With a white suite comprising of a panelled bath with an electric shower over and a glass shower screen, a pedestal wash hand basin and a WC all with chrome fittings. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the 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, a light and coving to the ceiling.

BEDROOM 1

12'11 x 11'9 (3.94m x 3.58m)

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

BEDROOM 2

13'5 x 7'5 (4.09m x 2.26m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 3

12'7 x 7'5 (3.84m x 2.26m)

This bedroom to the back of the property with a u.PVC double glazed window and a light to the ceiling.

OUTSIDE

The front garden has a walled boundary and is concreted for ease of maintenance.

The rear garden has a walled and fenced boundary and is laid to lawn with a concrete path.

AUCTIONEERS NOTES

334 CONVAMORE ROAD, GRIMSBY

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

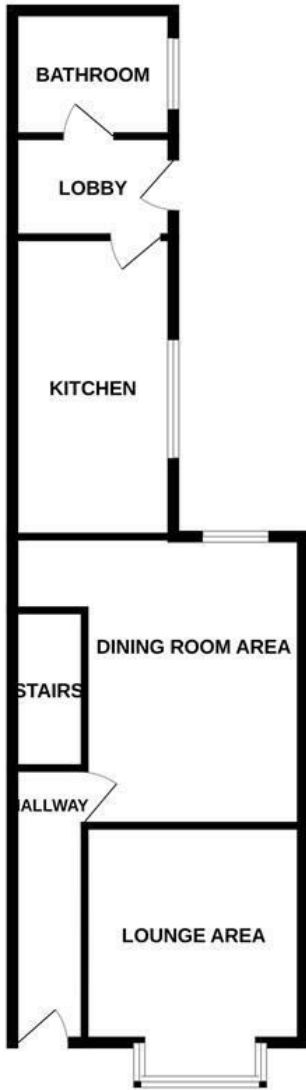
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

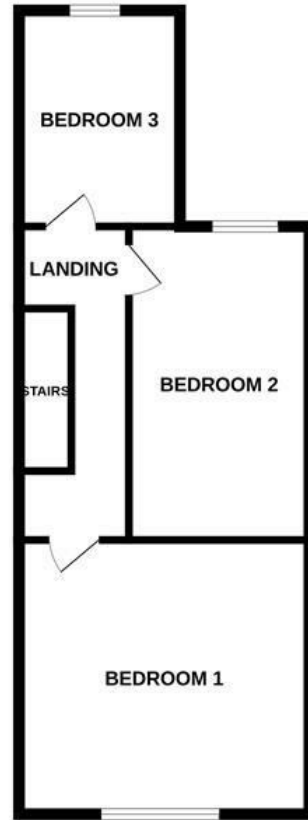
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR




1ST FLOOR




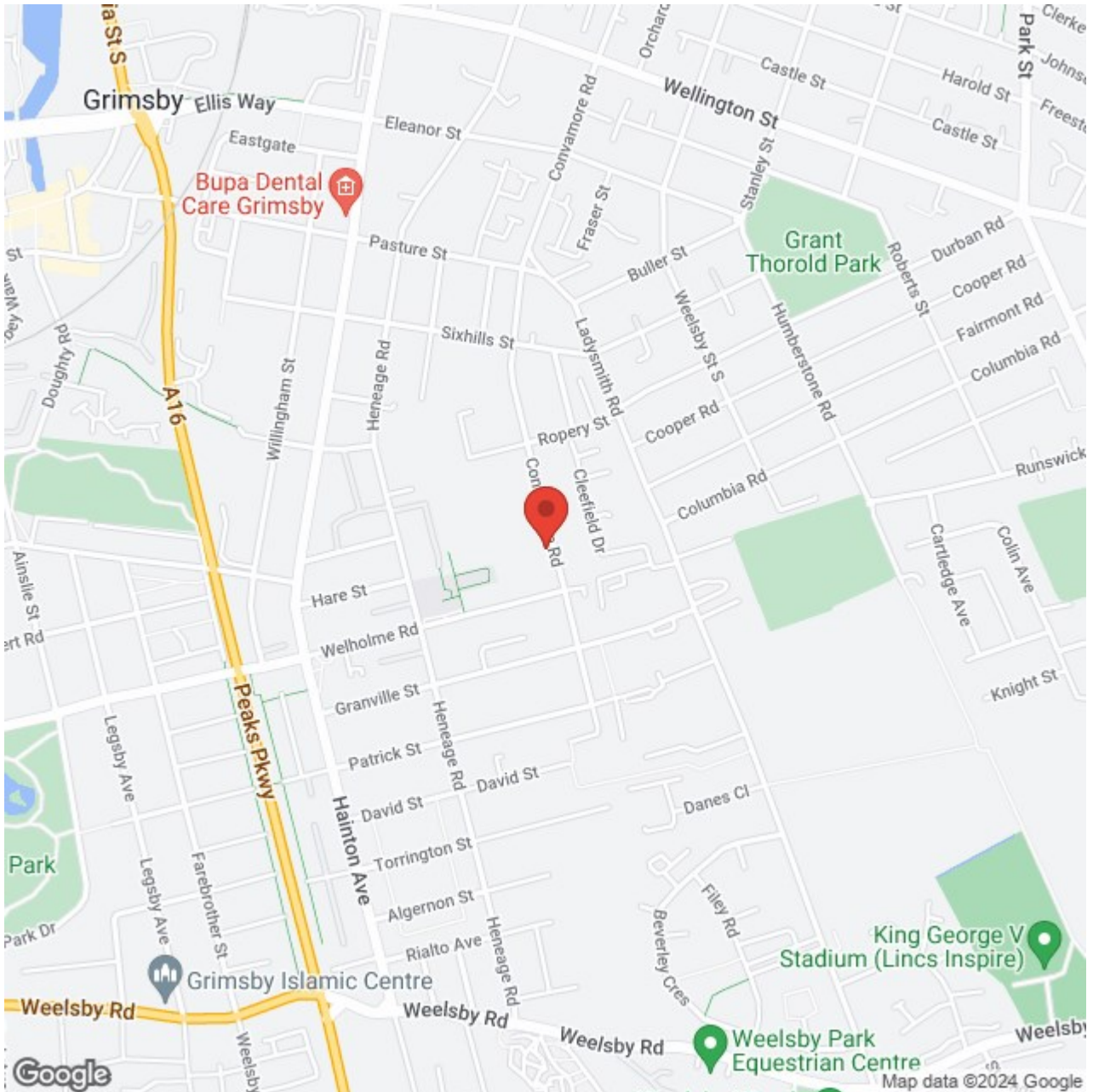
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	53	
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