

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 101 CHELMSFORD AVENUE, GRIMSBY

**PURCHASE PRICE £99,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£99,000

#### 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



## 101 CHELMSFORD AVENUE, GRIMSBY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000.

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.

Bettles, Miles and Holland are pleased to offer for sale with no chain this well-presented semi-detached house located close to the local amenities and schools in the area. It is also close to the Diana Princess of Wales Hospital and the Grimsby Institute. The property comprises of a welcoming entrance hall, a lounge with a walk-in bay window, a dining room leading onto a conservatory, a well fitted kitchen and a WC. To the first floor there is two double bedrooms, both with fitted wardrobes, a single bedroom and a bathroom. The property benefits from a well-maintained rear garden, parking to the front, u.PVC double glazing and gas central heating.

Auction date 29/05/2024

### ENTRANCE HALL

Through a u.PVC double glazed door with side panels, a central heating radiator, stairs to the first floor accommodation, a built in cupboard, a light and coving to the ceiling.



### LOUNGE

15'0 x 11'11 (4.57m x 3.63m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a marble effect fire place with a chrome pebble effect electric fire, a central heating radiator, a light and coving to the ceiling.



## 101 CHELMSFORD AVENUE, GRIMSBY

### **DINING ROOM**

12'6 x 10'9 (3.81m x 3.28m)

The dining room, a central heating radiator, double doors to the lounge and opening into the Conservatory. There is a light and coving to the ceiling.



### **CONSERVATORY**

9'0 x 8'2 (2.74m x 2.49m)

With a u.PVC double glazed floor to ceiling windows, a u.PVC double glazed door, a glazed roof and wall lights.



## 101 CHELMSFORD AVENUE, GRIMSBY

### KITCHEN

14'6 x 9'7 (4.42m x 2.92m)

The kitchen with a range of cream wall and base units with contrasting work surfaces, a sink unit with a chrome mixer tap. An integrated four ring gas hob with an extractor fan above, a housed electric double oven, plumbing for a washing machine, an integrated dishwasher and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and door, part tiled walls, a tiled floor, a central heating radiator and spot lights to the ceiling.



### KITCHEN



### WC

3'7 x 2'9 (1.09m x 0.84m)

With a WC, a u.PVC double glazed window, a central heating radiator, a tiled floor and a spot lights.

## 101 CHELMSFORD AVENUE, GRIMSBY

### LANDING

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



### BATHROOM

5'9 x 5'8 (1.75m x 1.73m)

The bathroom with a shower enclosure with a plumbed shower, a white sink set in a vanity unit and a cabinetised WC, all with chrome fittings. A u.PVC double glazed window, a chrome ladder style radiator, fully tiled walls, vinyl to the floor and spot lights to the ceiling.



## 101 CHELMSFORD AVENUE, GRIMSBY

### **BEDROOM 1**

12'4 x 11'7 (3.76m x 3.53m)

This double bedroom to the back of the property with a u.PVC double glazed window, a range of Beech fitted wardrobes, over head cupboards and drawers, a central heating radiator, a light and coving to the ceiling.



### **BEDROOM 2**

13'0 x 9'7 (3.96m x 2.92m)

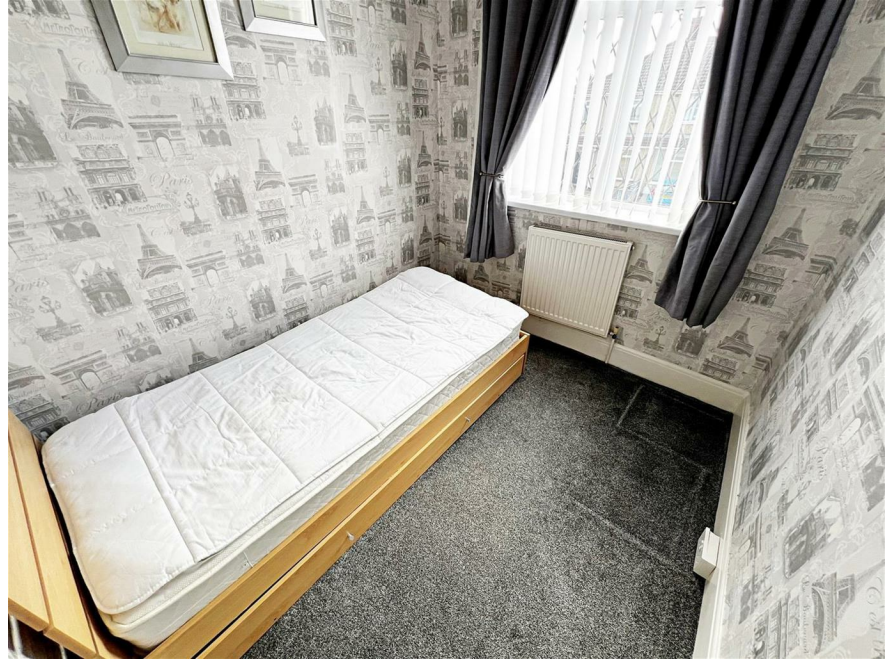
Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a range of fitted wardrobes, a light and coving to the ceiling.



**BEDROOM 3**

7'11 x 7'0 (2.41m x 2.13m)

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



**OUTSIDE**

The front garden has a walled boundary with a wrought iron gate and is paved and concreted for ease of maintenance and parking. There is a wooden gate which lead into the back garden. The well-maintained back garden has a fenced boundary and is mainly laid to lawn with borders of established plants, bushes and shrubs. There is a pathway leading to a paved patio area and the outbuilding.



**OUTSIDE**



**OUTBUILDING**

The breeze block outbuilding with two windows and a door and light and power within.



**AUCTION NOTES**

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.



## **101 CHELMSFORD AVENUE, GRIMSBY**

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.

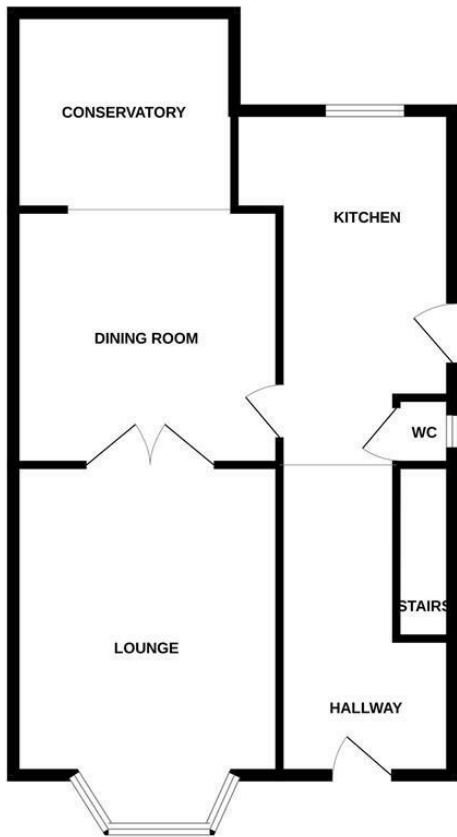
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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**

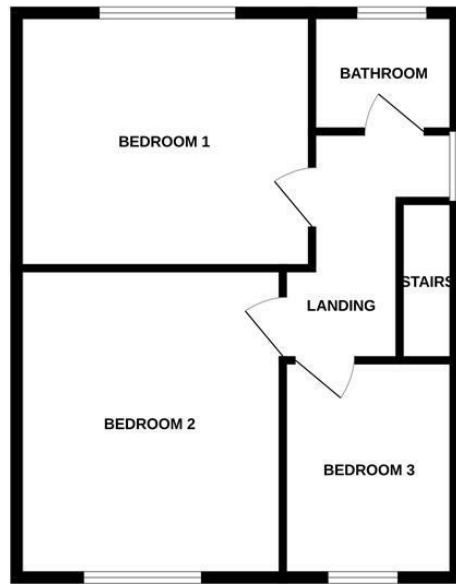
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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




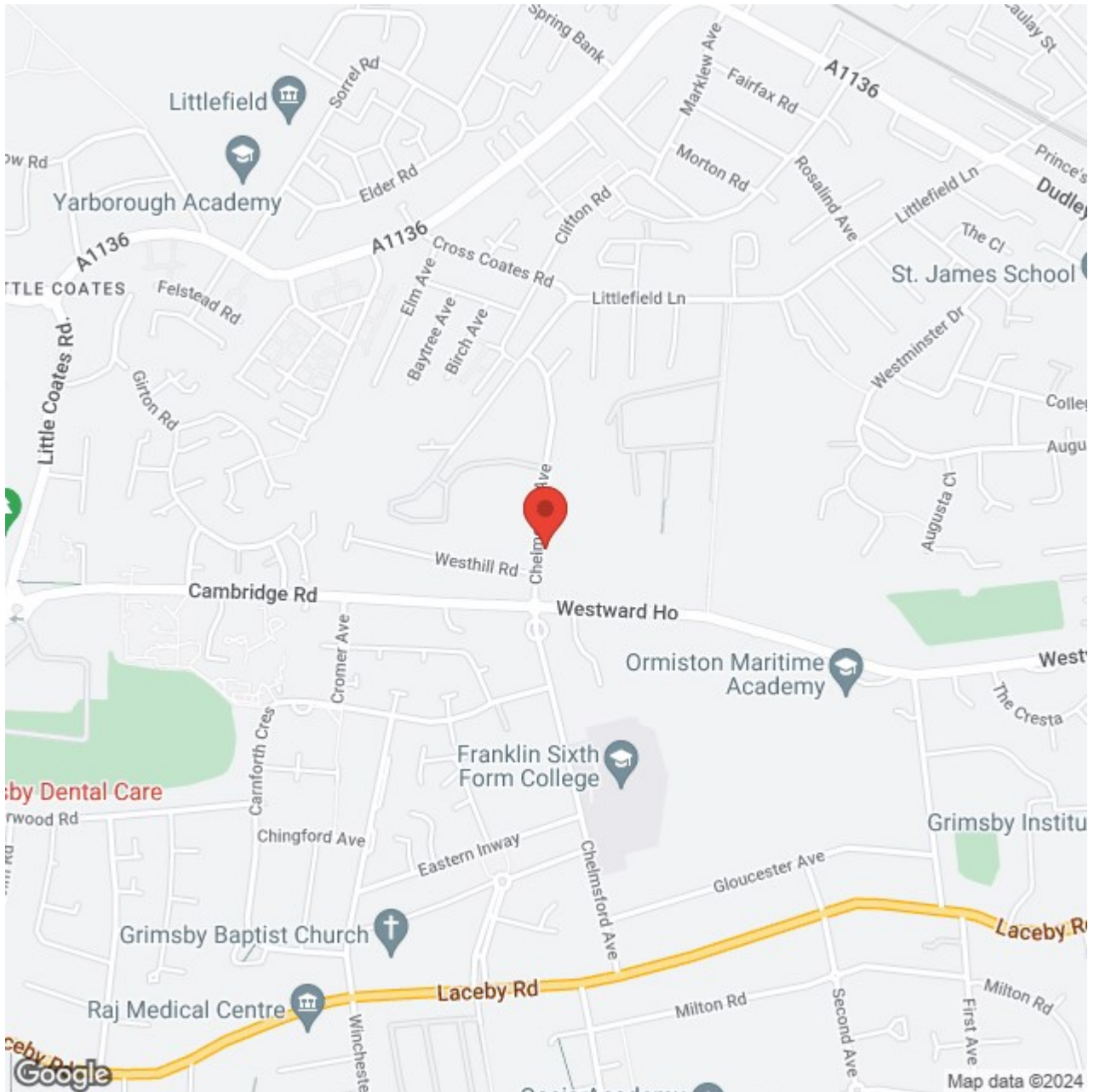
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.**

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