

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

48 ITTERBY CRESCENT, CLEETHORPES

PURCHASE PRICE £230,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£230,000

TENURE

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



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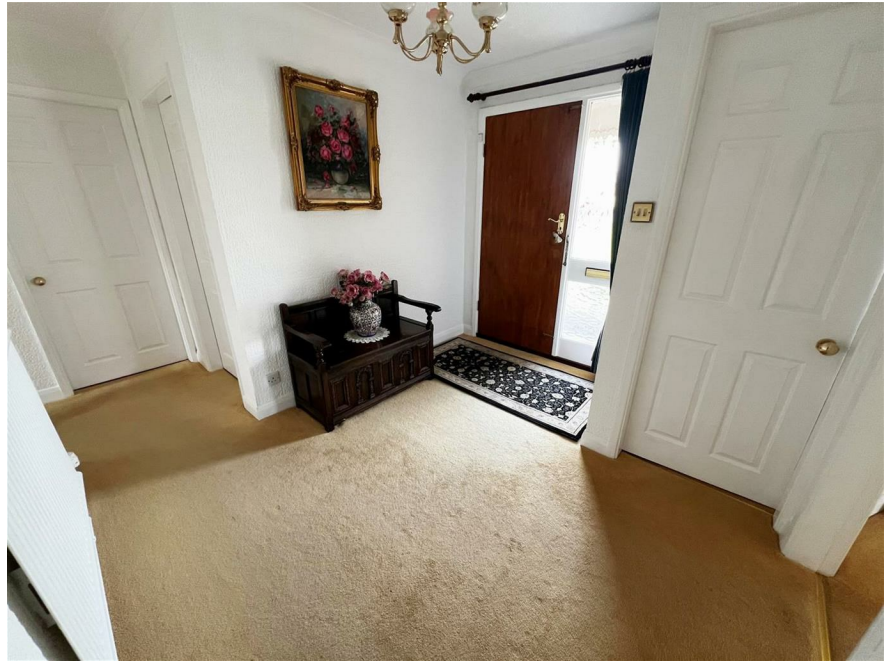


48 ITTERBY CRESCENT, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow on a corner plot. The bungalow is within walking distance of the local amenities and well-regarded schools in the area. It is also a nice stroll to the beach. The bungalow comprises of an entrance hall, a lounge/diner, a fitted kitchen, a bathroom, two double bedrooms and a single bedroom. The property benefits from u.PVC double glazing, gas central heating, well manicured front, side and rear gardens, two driveways and a garage.

ENTRANCE HALL

Through a hardwood door with side panel into the hall where doors to all other rooms lead off. A built in storage cupboard, a central heating radiator, loft access, a light and coving to the ceiling.



LOUNGE

15'11 x 12' (4.85m x 3.66m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, a wooden fire surround with a marble effect back and hearth and an electric fire. A central light fitting and coving to the ceiling.

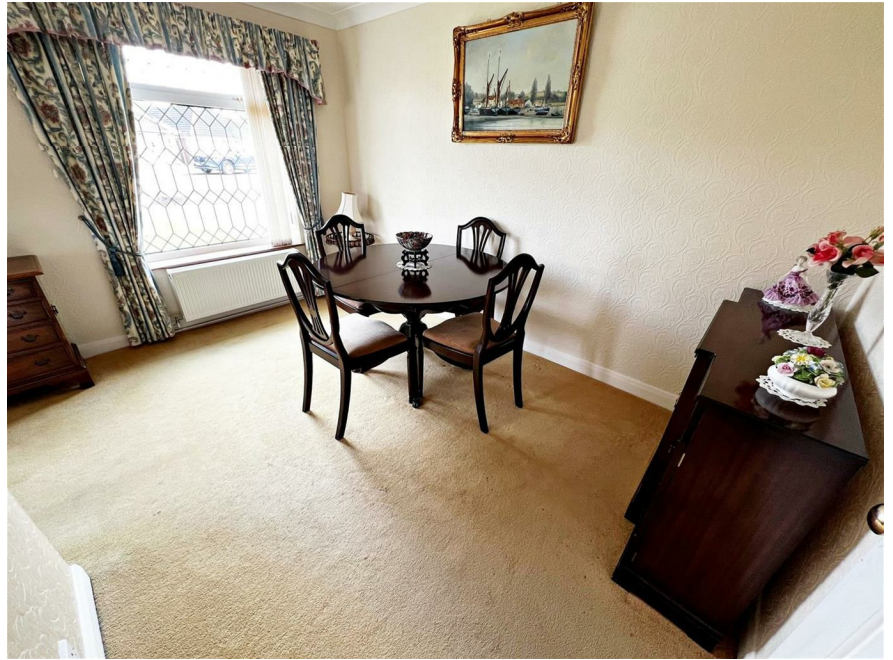


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DINING ROOM

11'11 x 8'3 (3.63m x 2.51m)

Side aspect double glazed u.PVC window, a central heating radiator, a central light fitting and coving to the ceiling. Whole room 22ft in length.



KITCHEN/BREAKFAST ROOM

10'4 x 11' (3.15m x 3.35m)

With builtin solid wooden units, contrasting work surface, tiled reveals, cream sink unit with chrome mixer tap, four ring gas hob and double gas oven, with extractor over, wood effect vinyl flooring, solid hardwood single glazed back door, double glazed u.PVC window to the rear aspect, central light and coving to the ceiling.



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KITCHEN/BREAKFAST ROOM



WC

3'7 x 4'11 (1.09m x 1.50m)

Front aspect u.PVC double glazed window, WC, a white pedestal wash hand basin with brass effect taps and a central light fitting.

BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

This Modern White panelled bath with chrome mixer shower tap, a pedestal wash hand basin with a chrome mixer tap and a WC. Floor to ceiling tiled walls for ease of cleaning, tiled flooring, a rear aspect u.PVC double glazed window, a central heating radiator and a central light fitting.



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BEDROOM ONE

10'5 x 12'10 (3.18m x 3.91m)

This is a good sized double bedroom that has plenty of natural light and has a rear aspect u.PVC double glazed window, a central heating radiator and a central light fitting.



BEDROOM TWO

12'3 x 9'6 plus recess (3.73m x 2.90m plus recess)

Another double bedroom with its front aspect u.PVC double glazed window, a central heating radiator and a central light fitting.



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BEDROOM THREE

8'11 x 7'5 (2.72m x 2.26m)

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



GARDENS

The gardens are to the front, side and rear and has a super sunny aspect and a fenced boundary, wooden gate for security, is predominantly laid to lawn with established plants, shrubs and bushes for the border, Pathway to patio and greenhouse for all of your gardening delights and the lovely timber summer house for you to enjoy summer days and nights. There is a drive to the front and side of the property.



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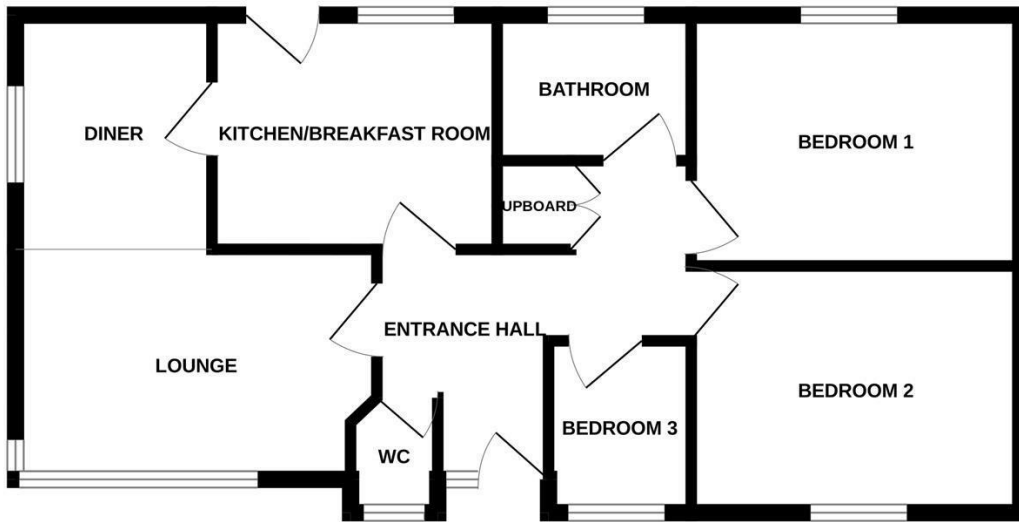
GARDENS



GARAGE

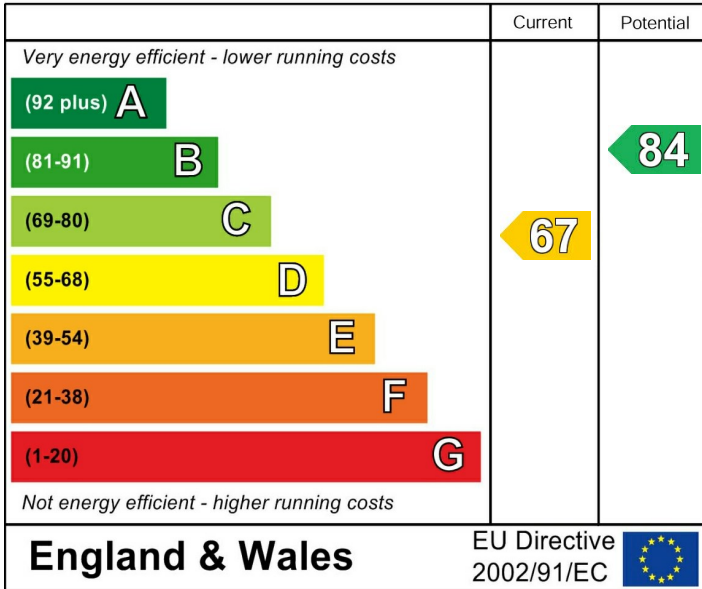
The brick garage with an up and over door and a wooden service door where the central heating boiler is housed and there is light and power within.

GROUND FLOOR

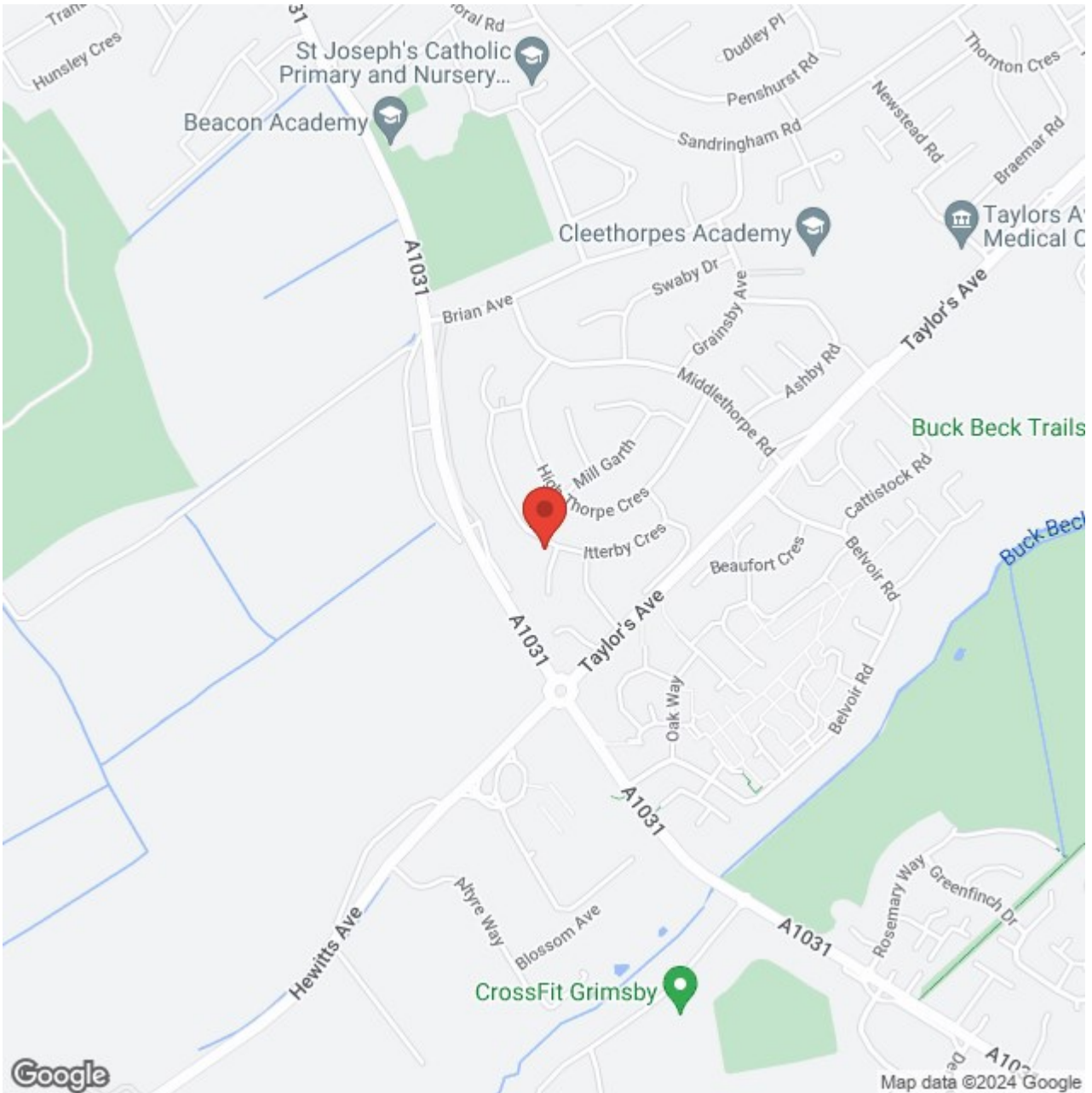
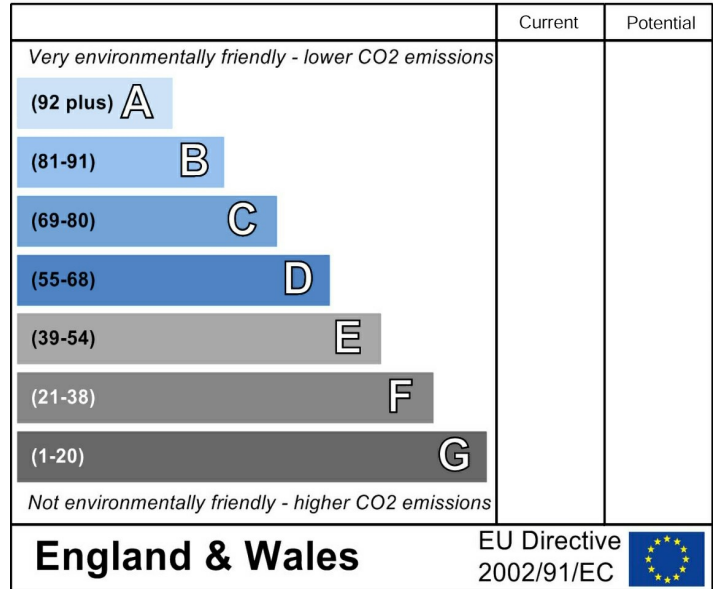


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO₂) Rating



ADDITIONAL NOTES

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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.

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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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