

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

67 CONISTON CRESCENT, HUMBERSTON GRIMSBY

PURCHASE PRICE £239,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£239,950

TENURE

We understand the property to be Freehold and will be made Freehold on completion but this is to be confirmed by the solicitors



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67 CONISTON CRESCENT, HUMBERSTON GRIMSBY

Offered for sale with no chain is this well-presented detached bungalow which will be made FREEHOLD on completion. The bungalow is located close to the local amenities and is a short drive to Cleethorpes Sea Front and all that it has to offer. The bungalow was originally a three bedroom but the current owners have made it a two bedroom bungalow with a large dining room and this can easily be re-instated back to a three bedroom bungalow. The bungalow comprises of a dining room, a good size lounge, a modern fitted kitchen, a conservatory, two double bedrooms and a wet room. The property benefits from well maintained front and rear gardens, a detached garage, u.PVC double glazing and gas central heating. This property is currently Leasehold with a 99 year lease from 05/04/1968 and will be made Freehold on completion.

ENTRANCE/DINING ROOM

12'7 x 14'3 (3.84m x 4.34m)

Through a u.PVC double glazed centralised door into the dining room with a central heating radiator, doors to all rooms lead off. There is a cupboard housing the central heating boiler, and there is a light and coving to the ceiling.



LOUNGE

19'1 x 11'8 (5.82m x 3.56m)

The lounge is to the front of the property with a u.PVC double glazed bay window and three u.PVC double glazed windows to the sides. There is a wooden fire surround with a marble effect back and hearth and an electric coal effect fire. There is wall lights and a light and coving to the ceiling.



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KITCHEN

17'5 x 7'11 (5.31m x 2.41m)

The modern kitchen with a range of Cashmere coloured wall and base units with contrasting work surfaces and upstands, a grey Blanco sink unit with a chrome mixer tap. There is a housed electric oven with a warmer underneath, an induction hob with an extractor fan above. An integrated washer/dryer and a plumbing for a dishwasher. A hardwood window to the rear and a u.PVC double glazed window to the side, vinyl to the floor and spot lights to the ceiling.



KITCHEN



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CONSERVATORY

14'3 x 7'11 (4.34m x 2.41m)

With u.PVC double glazed French doors leading to the garden, u.PVC double glazed windows to the back and sides, a central heating radiator and vinyl to the floor.

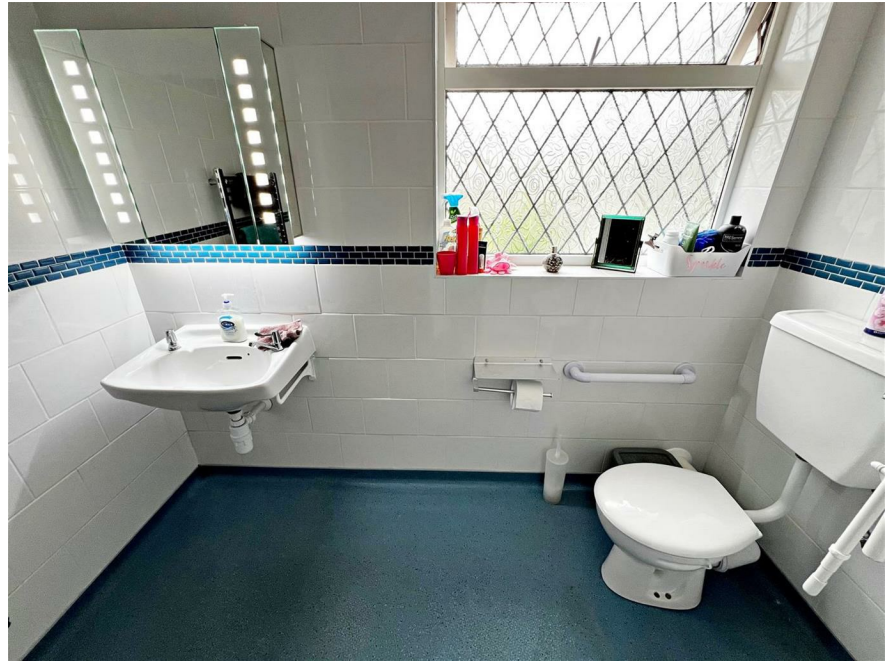


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WET ROOM

5'5 x 8'2 (1.65m x 2.49m)

The wet room with a white wall mounted sink with chrome taps, a WC, and an electric Mira shower. A u.PVC double glazed window, fully tiled walls, vinyl to the floor, a chrome ladder style radiator, an LED mirror and a light to the ceiling.



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BEDROOM 1

13'5 x 10'11 (4.09m x 3.33m)

This double bedroom to the front of the property with a u.PVC double glazed bay window, a range of fitted wardrobes, a dressing table with drawers underneath and a hidden socket with USB's. A central heating radiator and a light to the ceiling.



BEDROOM 2

8'8 x 10'11 (2.64m x 3.33m)

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



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GARAGE

21'4 x 11'8 (6.50m x 3.56m)

The detached brick garage with an up and over door, a u.PVC double glazed window and door to the side. The garage has been sectioned off to create a small room with a sink and running water and there is also light and power.



OUTSIDE

The front garden has a walled, fenced and hedged boundary and is laid to lawn with borders of established plants and shrubs. There is a concrete drive that leads to the garage.

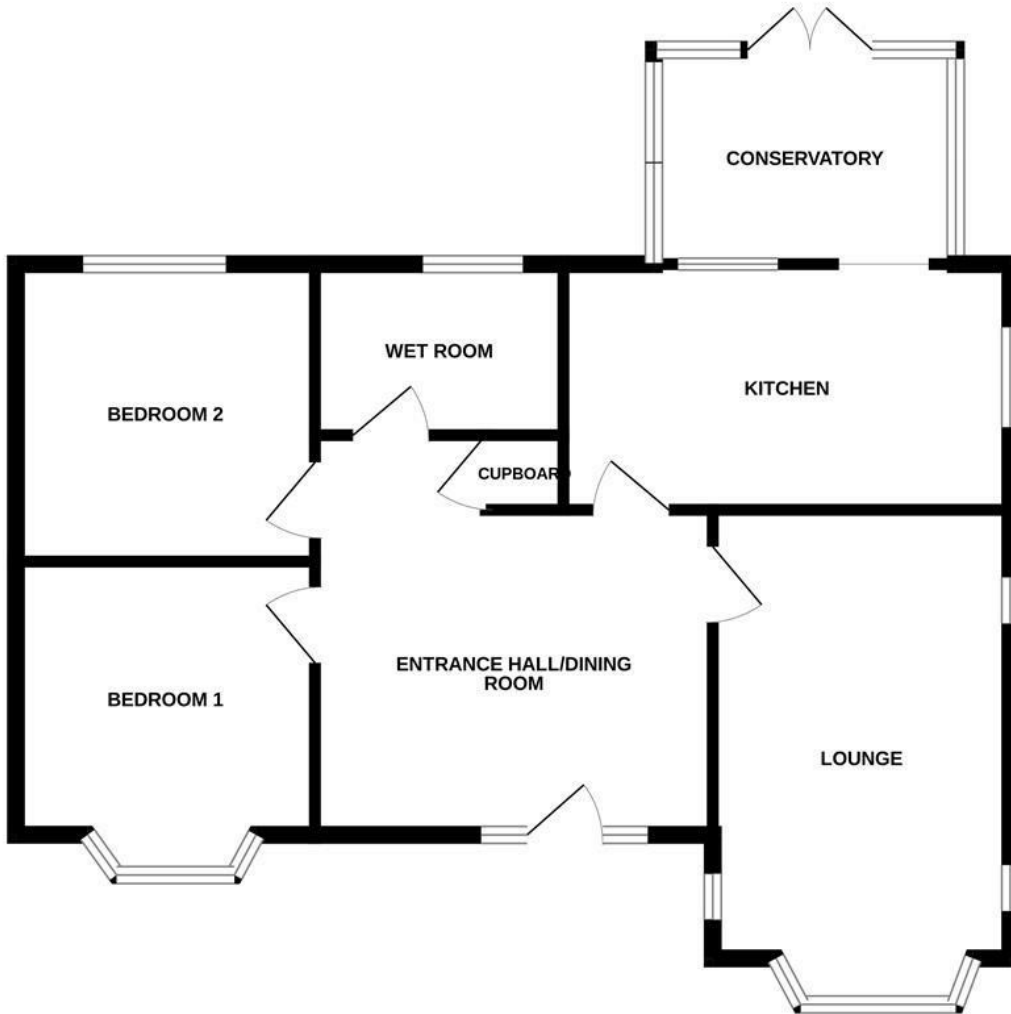
The rear garden has a fenced boundary and is concreted and paved with planting section with established plants, shrubs and bushes. There is brick BBQ and a pond.



OUTSIDE




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

	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
	67	
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.

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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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