

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 7 OLD FARM COURT, WALTHAM GRIMSBY

**PURCHASE PRICE £225,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£225,000

#### TENURE

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



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## 7 OLD FARM COURT, WALTHAM GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this well-presented semi detached property located in a quiet cul-de-sac in Waltham. The property is close to the local amenities and well regarded schools in the area. The property comprises of a welcoming entrance hall, a spacious, light and airy lounge, a dining room, a fitted kitchen, a modern bathroom with a roll top bath and a double bedroom with a fitted wardrobe. To the first floor there is a master suite with a great size bedroom and an ensuite, and another double bedroom. The property benefits from u.PVC double glazing, gas central heating, well maintained south facing rear garden, a lawned front garden and a driveway for off road parking.

### ENTRANCE HALL

Through a u.PVC double glazed door with side panel, laminate to the floor, stairs to the first floor accommodation, and a central heating radiator. There is two lights and coving to the ceiling.



### BEDROOM 3

9'9 x 8'1 to wardrobes (2.97m x 2.46m to wardrobes)

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



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### LOUNGE

16'0 x 13'0 (4.88m x 3.96m)

The spacious lounge is to the front of the property with a u.PVC double glazed bay window, a marble effect fire surround with a coal effect gas fire. There is a central heating radiator, a light and coving to the ceiling.



### LOUNGE



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### **DINING ROOM**

12'4 x 9'1 (3.76m x 2.77m)

With u.PVC double glazed French doors, a central heating radiator, a large storage cupboard with double doors, laminate to the floor and a light to the ceiling.



### **KITCHEN**

13'7 x 8'7 (4.14m x 2.62m)

The kitchen with a range of Beech coloured wall and base units with contrasting work surfaces and up-stands, a stainless steel sink unit with a chrome mixer tap. An integrated dish washer, a integrated electric oven, a gas hob with a stainless steel extractor fan above. There is plumbing for a washing machine, space for a fridge/freezer and the central heating boiler is located in a wall unit. A u.PVC double glazed window and door, a tiled floor and spot lights to the ceiling.



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### **BATHROOM**

8'5 x 6'4 (2.57m x 1.93m)

The bathroom with a white suite comprising of a roll top, claw feet bath with a chrome mixer shower tap, a sink with a chrome mixer tap set in a vanity unit, a cabinestised WC and a separate shower enclosure with an Aqualisa shower. A u.PVC double glazed window, PVC boarding to the walls, a chrome ladder style radiator, luxury vinyl flooring and spot lights to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

### **BEDROOM 1**

12'3 x 16'0 max (3.73m x 4.88m max)

The spacious master bedroom with a u.PVC double glazed window, a central heating radiator, and a door to the loft storage. There is a fan light and coving to the ceiling.



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### BEDROOM 1



### ENSUITE

14'10 max x 6'7 max (4.52m max x 2.01m max)

With a white sink with chrome taps set in a vanity unit and tiled splash back, a WC, a shower enclosure with a plumbed shower. A u.PVC double glazed window, a chrome towel heater, vinyl to the floor, spot lights and coving to the ceiling.



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### **BEDROOM 2**

13'5 decreasing to 7'5 x 12'9 (4.09m decreasing to 2.26m x 3.89m)

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



## 7 OLD FARM COURT, WALTHAM GRIMSBY

### OUTSIDE

The front of the property is open plan and is laid to lawn with a concrete drive providing ample off road parking.

The south facing rear garden has a fenced boundary and is laid to pavers with block-paved edging and raised borders with decorative stones and there is a timber shed. This low maintenance, south facing rear garden is an ideal place to relax on those long sunny days and nights.

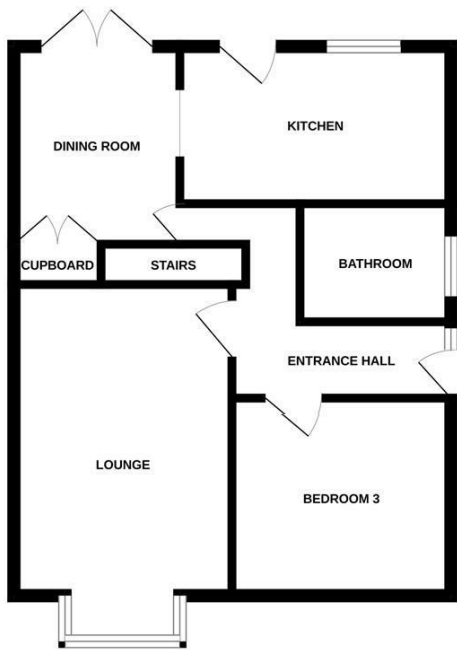


### OUTSIDE

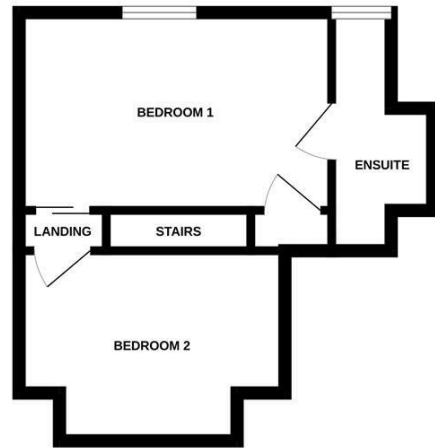




GROUND FLOOR




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>		
(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 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