

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 38 NICHOLSON STREET, CLEETHORPES

**PURCHASE PRICE £115,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£115,000

#### 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



## 38 NICHOLSON STREET, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this well-presented mid terrace property in the heart of Cleethorpes. The position is good, just off Thrunscoe Road and only a short stroll up to St Peter's Avenue and the seafront beyond. The accommodation benefits from an entrance porch, a lounge with a walk-in bay window, a dining room, a modern fitted kitchen, a modern well fitted bathroom, and to the first floor two double bedrooms, both with fitted wardrobes. The property benefits from u.PVC double glazing, gas central heating, front and rear gardens. This property would make an ideal first time buy/buy to let.

### ENTRANCE HALL

The entrance porch has u.PVC double glazed French doors opening on to the front. It has a u.PVC double glazed door leading through to the lounge.

### LOUNGE

11'6 x 11'1 (3.51m x 3.38m)

The lounge has a u.PVC double glazed walk in bay window to the front, a central heating radiator and a modern inset gas fire. There is a light and coving to the ceiling.



### LOUNGE



### INNER HALL

Stairs to the first floor accommodation and a light to the ceiling.

## 38 NICHOLSON STREET, CLEETHORPES

### DINING ROOM

11'6 x 11'1 (3.51m x 3.38m)

The separate dining room has a u.PVC double glazed window to the rear, a central heating radiator, bespoke built in cupboard and a floor standing modern electric fire with large pebbles. There is an under stairs storage cupboard and a light and coving to the ceiling.



### DINING ROOM



## 38 NICHOLSON STREET, CLEETHORPES

### KITCHEN

8'11 x 6'10 (2.72m x 2.08m)

The kitchen with a range of high gloss wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric oven, an integral gas hob with a housed extractor fan above, plumbing for a washing machine and space for a fridge/freezer. There is a u.PVC double glazed window and door, laminate to the floor and a light to the ceiling.



### KITCHEN



## 38 NICHOLSON STREET, CLEETHORPES

### **BATHROOM**

6'10 x 4'11 (2.08m x 1.50m)

The bathroom with a walk-in shower with a Triton electric shower, a cabinetised sink and WC all with chrome fittings. There is part mermaid boarding to the walls, a black ladder style radiator, two u.PVC double glazed windows



### **LANDING**

Up the stairs to the first floor accommodation where doors to bedrooms lead off and there is a wall light.

### **BEDROOM 1**

11'5 x 11'2 (3.48m x 3.40m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, an attractive range of built in wardrobes and drawers and there is a fan light and coving to the ceiling.



**BEDROOM 1**



**BEDROOM 2**

11'7 x 11'1 (3.53m x 3.38m)

The second double bedroom has a u.PVC double glazed window to the rear, a central heating radiator, a range of built in wardrobes and a light to the ceiling.



**38 NICHOLSON STREET, CLEETHORPES**

**OUTSIDE**

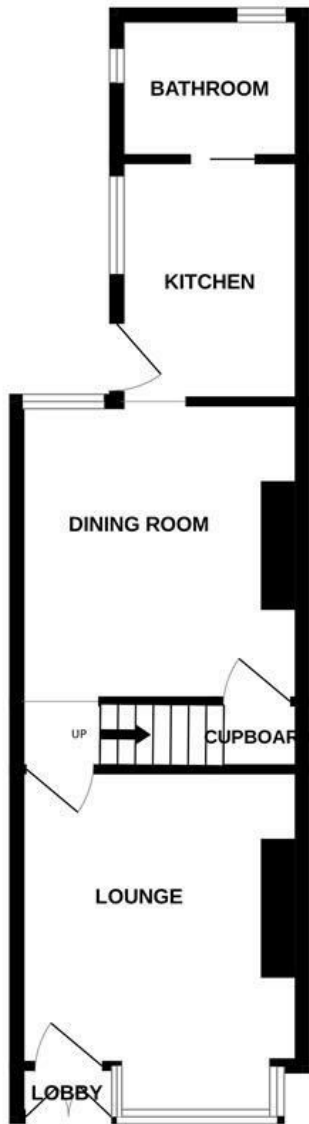
Outside the front garden has a walled boundary and is laid to concrete for ease of maintenance. The rear garden has a wall and fence boundary laid to patio with a garden shed.



**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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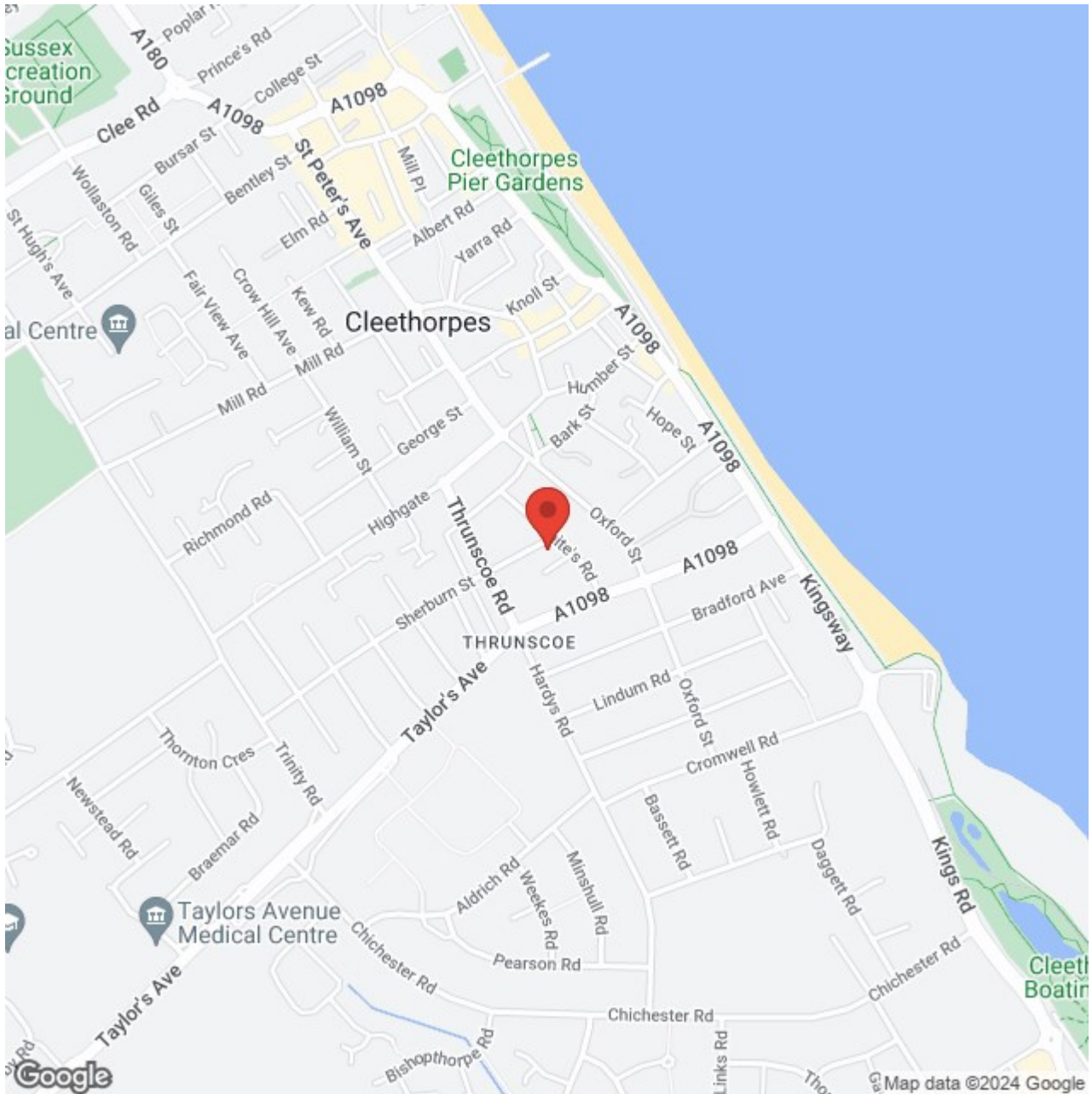


## Energy Efficiency Rating

	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>60</b>	<b>81</b>
<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