

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 24 MILL VIEW, WALTHAM GRIMSBY

**PURCHASE PRICE £285,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£285,000

#### TENURE

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



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## 24 MILL VIEW, WALTHAM GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this beautiful semi-detached property occupying a corner plot in this extraordinarily popular location, just off Cheapside. The property has recently been refurbished to a high standard throughout including new electrics, plumbing, heating and double glazing. The stunning kitchen at the rear of the property has been extended creating a fantastic, spacious, modern kitchen/living/dining area, a lounge to the front of the property and a WC. To the first floor there is a beautiful modern bathroom with a free standing bath, two double bedrooms and a single bedroom. From bedroom two there is a great view of Waltham Windmill. The property benefits from a generous block paved drive providing ample off road parking and a landscaped rear garden. This property oozes style and modern living with neutral decor and new flooring throughout. Viewing really is a must on this property.

### ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, luxury click vinyl to the floor and two lights to the ceiling.



### WC

5'1 x 2'6 (1.55m x 0.76m)

With a white WC with a central chrome flush, a white sink with a chrome mixer tap set in a vanity unit, fully tiled walls, luxury click vinyl to the floor and a light to the ceiling.



## 24 MILL VIEW, WALTHAM GRIMSBY

### LOUNGE

10'7 x 15'10 (3.23m x 4.83m)

This room is to the front with a u.PVC double glazed window, a central heating radiator, and a light to the ceiling.



### LOUNGE



## 24 MILL VIEW, WALTHAM GRIMSBY

### KITCHEN/LIVING/DINING AREA

16'9 x 15'7 (5.11m x 4.75m)

The kitchen/living/dining area which has been extended to create a beautiful space with contemporary units with contrasting work surfaces and up stands, incorporating a stainless steel sink with a chrome mixer tap. The central heating boiler is housed within a cupboard. There is an integral fridge/freezer, a housed electric double oven and a central island with an induction hob and a stainless steel extractor fan above. Light maximising bifold doors which lead onto the garden, a u.PVC double glazed window, two upright central heating radiators, luxury click vinyl to the floor and spotlights to the ceiling.



### KITCHEN/LIVING/DINING AREA



24 MILL VIEW, WALTHAM GRIMSBY

**KITCHEN/LIVING/DINING AREA**



**KITCHEN/LIVING/DINING AREA**



## 24 MILL VIEW, WALTHAM GRIMSBY

### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC feature window, loft access and a light to the ceiling.



### **BATHROOM**

5'11 x 6'9 (1.80m x 2.06m)

The modern bathroom with a white suite comprising of a free standing bath with chrome feet and a chrome mixer waterfall tap. There is a plumbed shower with a chrome riser, a chrome head and a waterfall head. A cabinestised sink and WC with chrome fittings. A u.PVC double glazed obscure window, a chrome ladder style radiator, fully tiled walls and floor with spotlights to the ceiling.



## 24 MILL VIEW, WALTHAM GRIMSBY

### **BEDROOM 1**

11'2 x 10'1 (3.40m x 3.07m)

This double bedroom is to the back of the property with views of Waltham Windmill. The room has a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



### **VIEW OF THE WINDMILL**



## 24 MILL VIEW, WALTHAM GRIMSBY

### **BEDROOM 2**

12'7" x 9'10 (3.84m x 3.00m )

Another double bedroom to the front of the property with a u.PVC double glazed window, a built in cupboard with a light to the ceiling.



### **BEDROOM 3**

7'5 x 9'5 decreasing to 7'4 (2.26m x 2.87m decreasing to 2.24m)

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





## 24 MILL VIEW, WALTHAM GRIMSBY

### OUTSIDE

The front garden has been block-paved providing ample off road parking.

The landscaped rear garden has a walled and fenced boundary and is laid to artificial grass with raised borders and there is a paved pathway.



### OUTSIDE



**OUTSIDE**



**BEFORE PHOTO**

**BEFORE PHOTO**



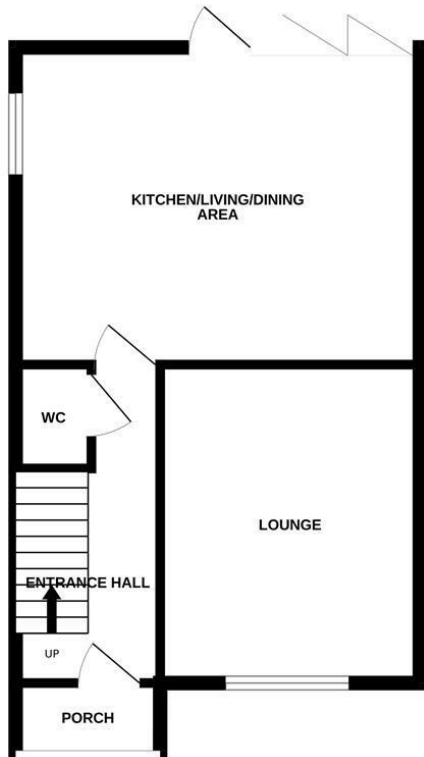
**BEFORE PHOTO**

**BEFORE PHOTO**

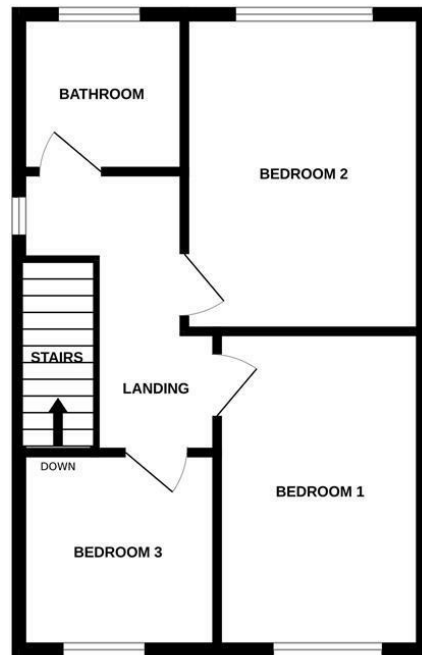
**BEFORE PHOTO**

**24 MILL VIEW, WALTHAM GRIMSBY**

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