

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 30 CARLTON AVENUE, HEALING GRIMSBY

**PURCHASE PRICE £240,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£240,000

#### TENURE

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



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Registered in England No. 4782567



## 30 CARLTON AVENUE, HEALING GRIMSBY

Welcome to this recently refurbished semi-detached bungalow, nestled in a sought-after location. This charming home boasts a brand new modern kitchen and bathroom, perfect for contemporary living. With two spacious double bedrooms, a bright and airy lounge diner that offers picturesque views of the expansive, well-manicured garden, and a detached garage, this property is designed for comfort and convenience. Additionally, the large driveway provides ample parking space for multiple vehicles. Ideal for those seeking a blend of modern amenities and serene living, this bungalow is a must-see and is offered for sale with no chain.

### ENTRANCE HALL

Through a composite front door into the hall with a central heating radiator, loft access, spot lights and coving to the ceiling,

### LOUNGE/DINER

22'11 x 13'10 decreasing to 11'8 (6.99m x 4.22m decreasing to 3.56m)

This spacious lounge/diner with u.PVC double glazed French doors lead into the garden, a central heating radiator, coving and spot lights to the ceiling.



### LOUNGE/DINER



## 30 CARLTON AVENUE, HEALING GRIMSBY

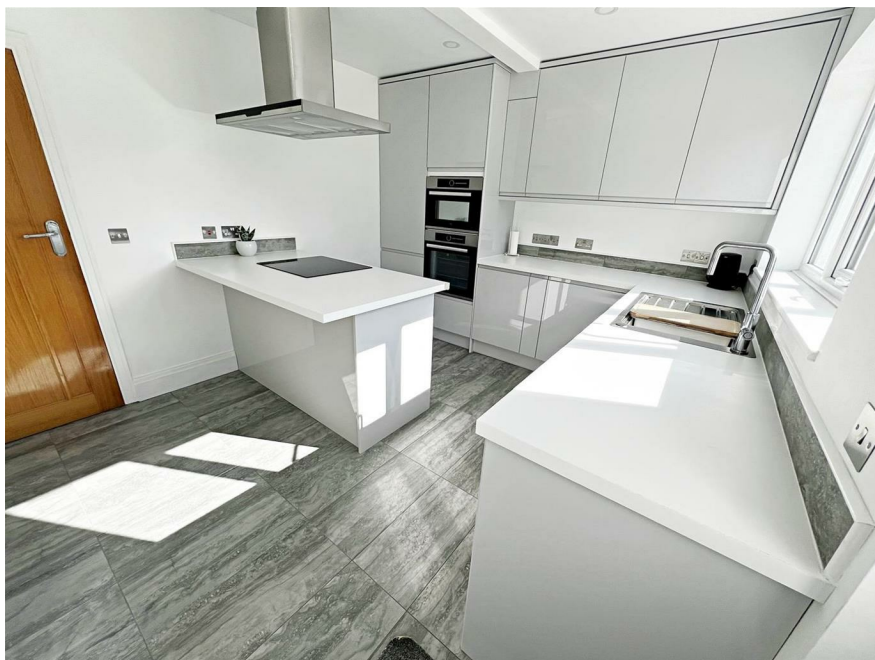
### KITCHEN

12'2 x 10'2 (3.71m x 3.10m)

The newly installed kitchen with light grey wall and base units with contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integral electric hob with a stainless steel extractor fan above, an integrated dish washer, an integrated fridge/freezer, a housed electric oven and microwave. A u.PVC double glazed window and door, a central heating radiator, plumbing for a full size washing machine, a tiled floor and spot lights to the ceiling.



### KITCHEN



### INNER HALL

The inner hall with a built in cupboard housing the consumer unit, a tiled floor and spot lights to the ceiling.

## 30 CARLTON AVENUE, HEALING GRIMSBY

### **BATHROOM**

9'1 x 5'1 (2.77m x 1.55m)

The newly installed bathroom with a white suite comprising of a panelled bath with a chrome mixer tap, a plumbed shower with a glass shower screen, a white sink set in a black vanity unit and a cabinetised WC all with chrome fittings. A u.PVC double glazed obscure window, fully tiled walls and floor, a black ladder style radiator and spot lights to the ceiling.



### **BEDROOM 1**

12'4 x 12'2 (3.76m x 3.71m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and spot lights to the ceiling.



**BEDROOM 2**

10'6 x 9'11 (3.20m x 3.02m)

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



**GARAGE**

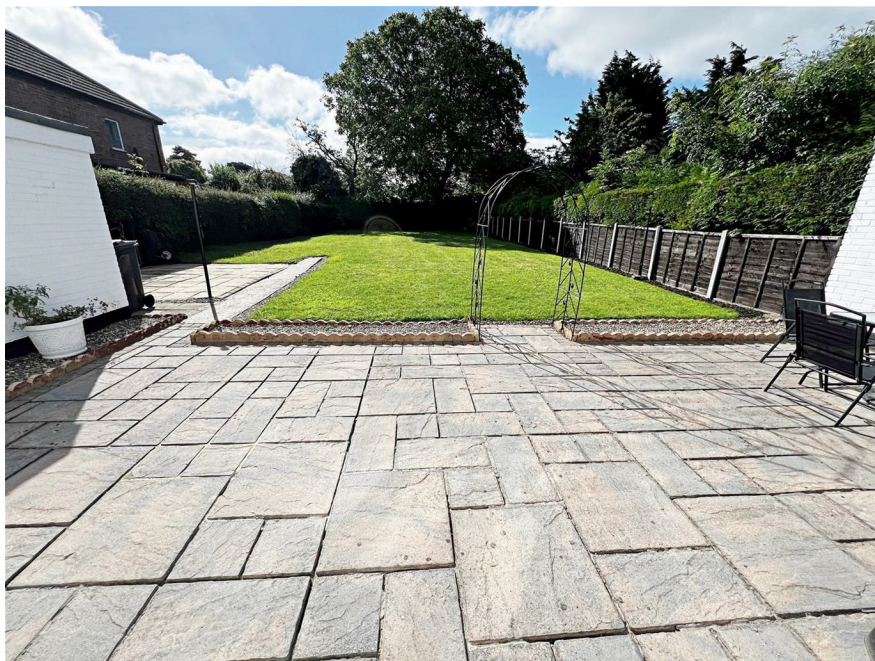
The detached brick garage with an up and over door and there is light and power within.



**OUTSIDE**

The front garden has a fenced boundary with a wrought iron gate and is laid to artificial grass with a black scalloped edging.

There is concrete drive providing ample off road parking and leads to the garage and a wooden gate which gives access the rear garden and there is a decorative stoned border. The large rear garden has a fenced and hedged boundary and is mainly laid to lawn. There is a good size paved patio area ideal for entertaining and enjoying this well maintained peaceful garden. There is decorative stoned borders and a hard standing at the back of the garage.



**30 CARLTON AVENUE, HEALING GRIMSBY**

**OUTSIDE**



**OUTSIDE**

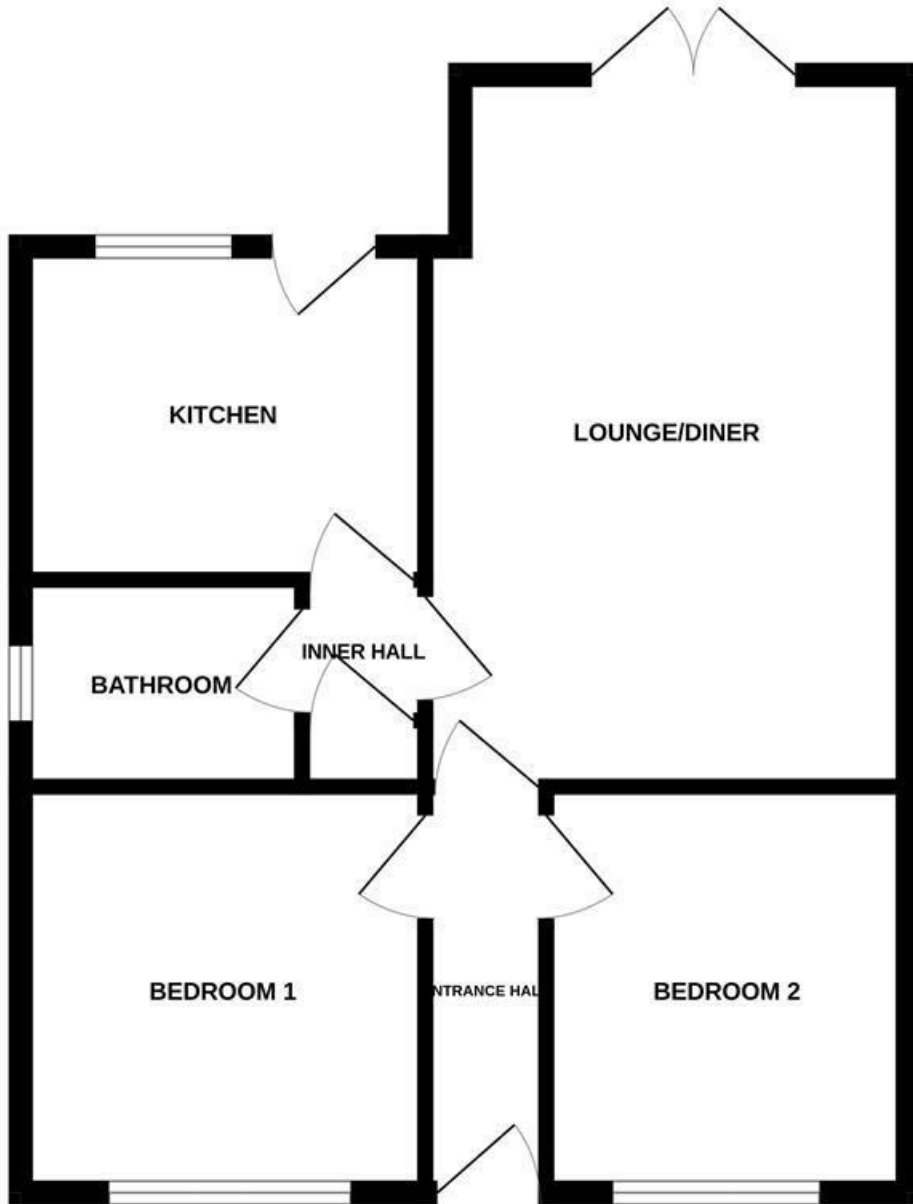


**30 CARLTON AVENUE, HEALING GRIMSBY**

**DIFFERENT VIEW OF THE FRONT**




# 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) <b>A</b>		<div style="text-align: center; font-size: 2em; font-weight: bold;">87</div>
(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.

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*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