

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 12 BODIAM WAY, GRIMSBY

**PURCHASE PRICE £64,000 - NO CHAIN**  
**IDEAL INVESTMENT/FIRST TIME BUY**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£64,000

#### 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



## 12 BODIAM WAY, GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale with no chain this mid-terrace property which would make an ideal investment opportunity or First time buy. The property is located close to the local amenities and schools in the area, it is also close to Grimsby Town Centre. The property comprises of an entrance hall, a lounge/diner and a fitted kitchen. To the first floor there are two double bedrooms, a single bedroom and a bathroom. The property benefits from u.PVC double glazing, gas central heating, new flooring throughout, front and rear gardens. This property must be viewed to appreciate all on offer here.

### ENTRANCE HALL

Through a u.PVC double glazed centralised front door with side panels into the hall with stairs to the first floor accommodation and two lights to the ceiling.



### LOUNGE/DINER

22'11 x 11'0 (6.99m x 3.35m)

The lounge/diner with a u.PVC double glazed bow window to the front and u.PVC double glazed French doors to the rear and two central heating radiators. There are two lights and coving to the ceiling.



**LOUNGE/DINER**



**KITCHEN**

10'6 x 8'8 (3.20m x 2.64m)

The kitchen with a range of dark Oak effect wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, space for a cooker, tall fridge/freezer and a washing machine. There is vinyl to the floor and a light to the ceiling.



**LANDING**

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

## 12 BODIAM WAY, GRIMSBY

### **BATHROOM**

5'7 x 7'10 (1.70m x 2.39m)

The bathroom with a white suite comprising of a panelled bath with a shower over, a pedestal wash hand basin and a WC all with chrome fittings. A u.PVC double glazed window, splash back tiling, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

12'2 x 9'9 (3.71m x 2.97m)

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



## 12 BODIAM WAY, GRIMSBY

### **BEDROOM 2**

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

Another double bedroom to the rear of the property with a u.PVC double glazed window, a storage cupboard, a wall mounted central heating boiler, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

9'2 x 8'1 (2.79m x 2.46m)

This single bedroom to the front of the property with a u.PVC double glazed window, a storage cupboard and a light to the ceiling.

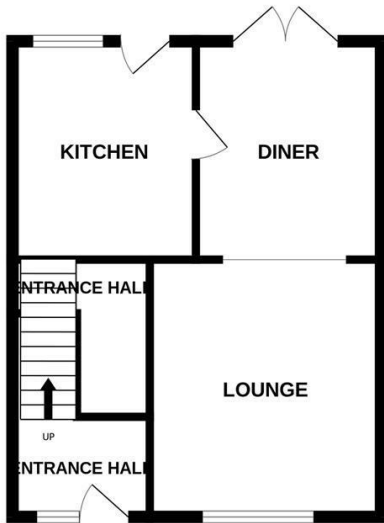


### **OUTSIDE**

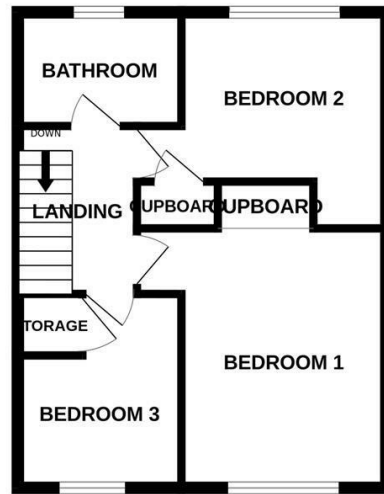
The front garden has a fenced boundary with a wrought iron gate and is laid to decorative stones for ease of maintenance and there is a concrete path.

The rear garden has a fenced boundary with a wooden gate it is mainly laid to pavers for ease of maintenance with established borders and a concrete path and there is a timber shed.

GROUND FLOOR




1ST FLOOR




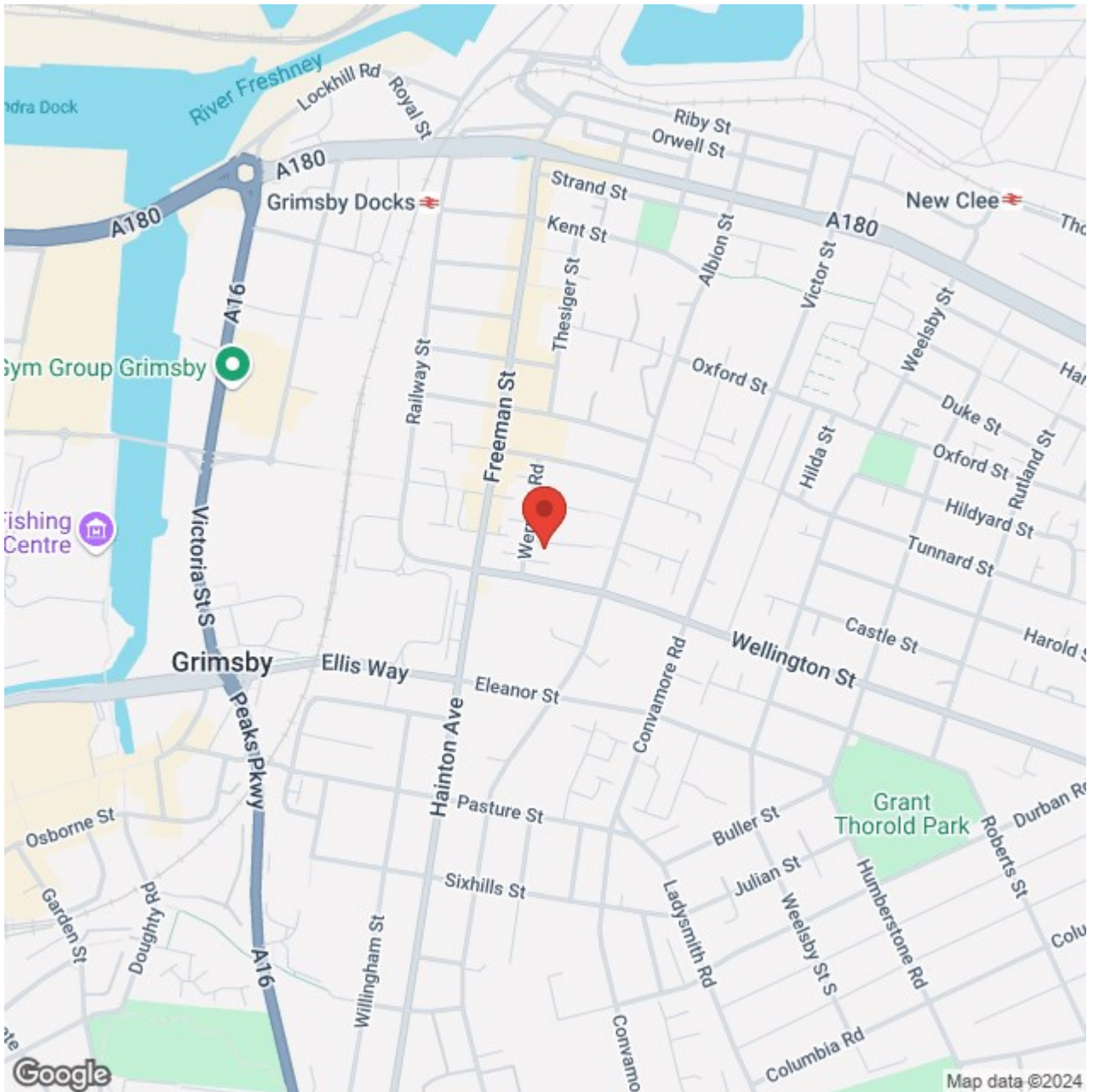
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>82</b>
	<b>68</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