

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 5 NICHOLSON STREET, CLEETHORPES

**PURCHASE PRICE £120,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£120,000

#### 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



## 5 NICHOLSON STREET, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this mid-terrace property located in the heart of Cleethorpes, within walking distance of the local amenities and the seafront. The property comprises of an entrance porch, a lounge with a walk-in bay window, a dining room, a fitted kitchen and a modern shower room. To the first floor there are two double bedrooms. 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 PORCH**

Through u.PVC double doors into the porch with a wooden floor.

### **LOUNGE**

13'1 x 11'7 (3.99m x 3.53m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, wall lights and the wooden floor continues from the porch.



### **DINING ROOM**

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

With a u.PVC double glazed door to the outside, a log burner set upon a wooden hearth, a built in cupboard and a central heating radiator. A wooden floor, an under stairs cupboard, and there is a light, coving and a ceiling rose to the ceiling.



## 5 NICHOLSON STREET, CLEETHORPES

### DINING ROOM



### KITCHEN

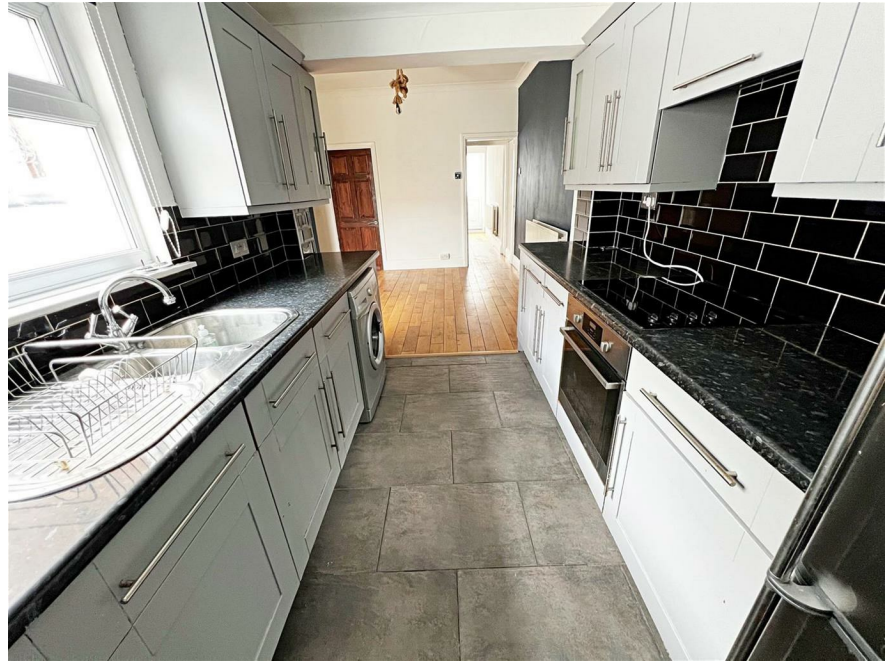
9'8 x 7'4 (2.95m x 2.24m)

The kitchen with a range of grey painted wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, an integrated electric oven and hob with a housed extractor over. There is an integrated dishwasher and space for a fridge/freezer. A u.PVC double glazed window, a tiled floor, spotlights and coving to the ceiling.



## 5 NICHOLSON STREET, CLEETHORPES

### KITCHEN



### SHOWER ROOM

4'11 x 7'10 (1.50m x 2.39m)

The shower room comprising of a walk-in shower with a Bristan electric shower, a white sink set in in a vanity unit with a chrome mixer tap and a WC with a central chrome flush. A u.PVC double glazed window, Mermaid boarding to the walls, a grey ladder style radiator, laminate to the floor and a light to the ceiling.



### LANDING

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

## 5 NICHOLSON STREET, CLEETHORPES

### **BEDROOM 1**

11'2 x 11'6 (3.40m x 3.51m)

This double bedroom to the front of the property with a u.PVC double glazed window, a built in wardrobe, a cast iron fireplace, a central heating radiator and a light to the ceiling.



### **BEDROOM 1**



## 5 NICHOLSON STREET, CLEETHORPES

### **BEDROOM 2**

11'2 x 11'6 (3.40m x 3.51m)

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



### **OUTSIDE**

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

The rear garden has a fenced boundary with a wooden gate, it is mainly laid to lawn with a concrete path and there is a timber shed.

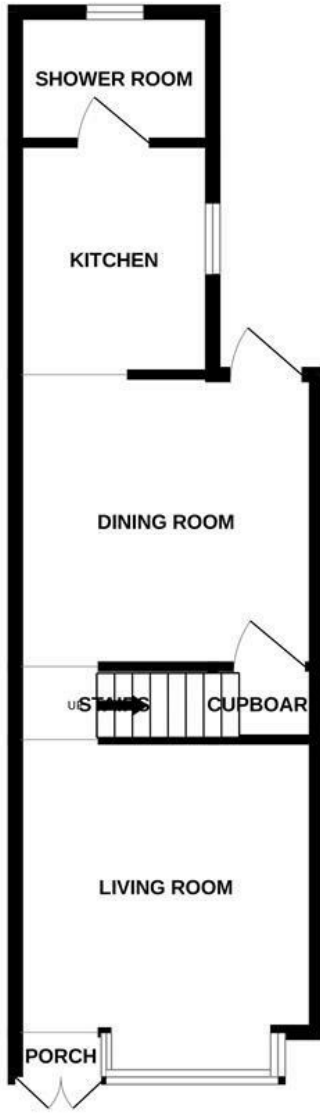


**5 NICHOLSON STREET, CLEETHORPES**

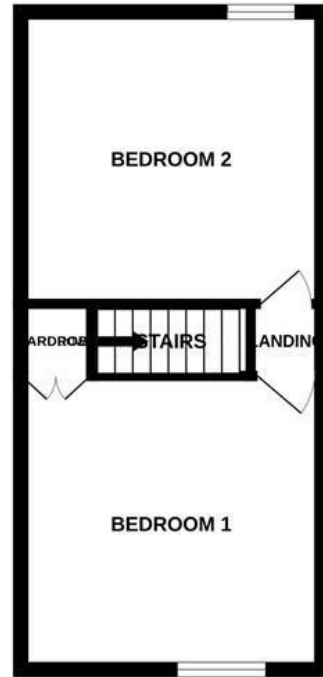
**OUTSIDE**



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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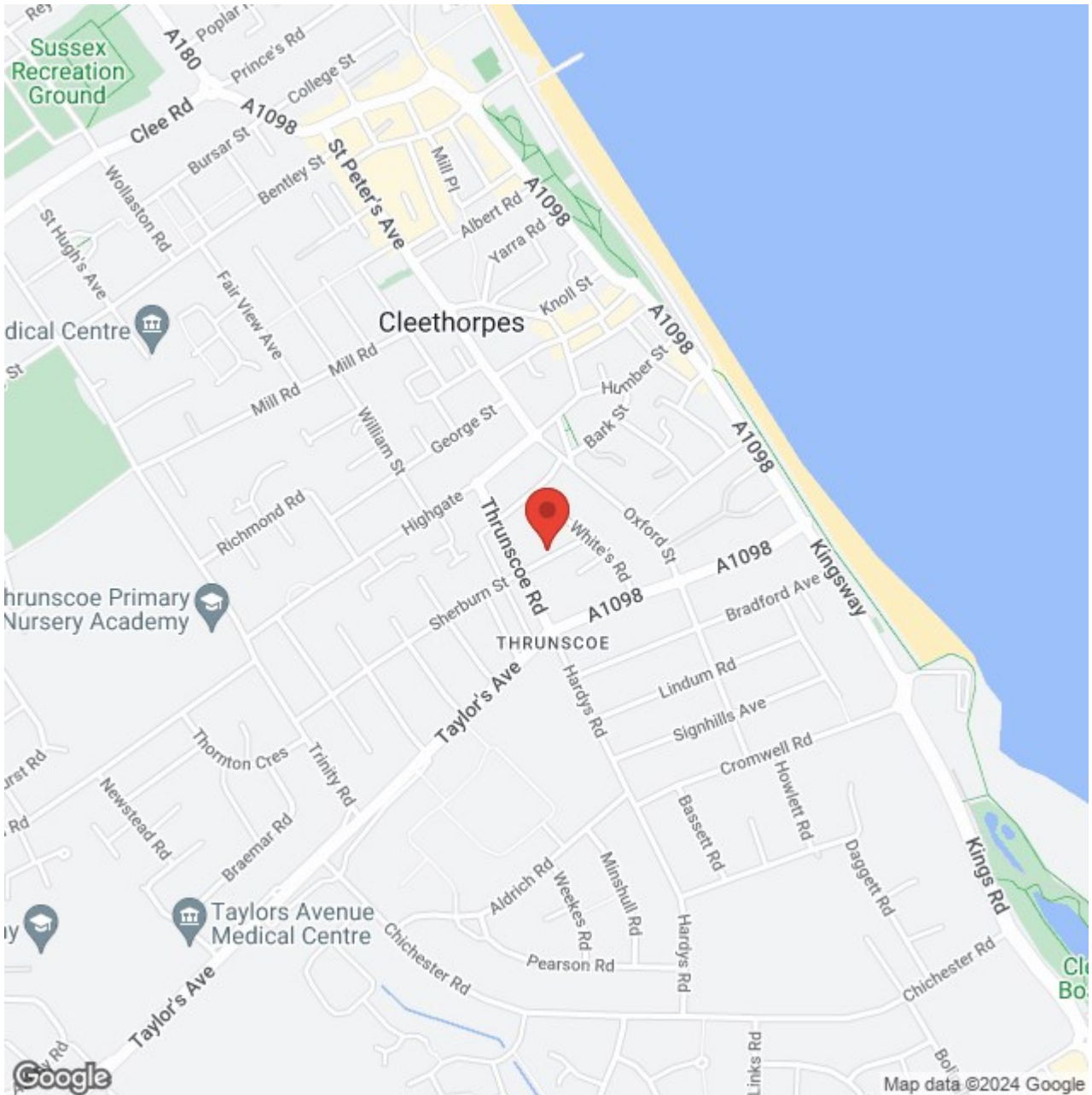


## Energy Efficiency Rating

	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>81</b>
	<b>55</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