

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

20 WESTPORT ROAD, CLEETHORPES

PURCHASE PRICE £240,000- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

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



20 WESTPORT ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this beautifully presented detached bungalow. It has benefitted from extensive modernisation inside and out, including electrics, re-decoration and block-paving less than 2 years ago. The bungalow is located close to the local amenities and Cleethorpes sea front. The bungalow comprises of an entrance hall with a WC off, a light and airy lounge with two windows, a modern fitted kitchen with integral appliances, a modern wet room, two double bedrooms, one currently being used as a dining room, and a single bedroom. The property benefits from u.PVC double glazing, gas central heating, well maintained front and rear gardens, a block-paved drive leading to a detached garage and providing ample off road parking.

ENTRANCE HALL

Through a u.PVC double glazed centralised door, a central heating radiator, a built in cupboard housing the electric meter and consumer unit. There is a light to the ceiling and door to the WC.



LOUNGE

16'0 reducing to 9'3 x 17'2 reducing to 11'1
(4.88m reducing to 2.82m x 5.23m reducing to 3.38m)

The light and airy lounge with two u.PVC double glazed windows, three central heating radiators, a wooden fire surround with a tiled back and hearth and an electric fire. There are two lights and coving to the ceiling.



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LOUNGE



WC

6'2 x 3'2 (1.88m x 0.97m)

The WC has a white toilet, a wall mounted corner sink with brass effect taps. A u.PVC double glazed window, a cupboard housing the central heating boiler, part tiled walls, vinyl to the floor and a light to the ceiling.

KITCHEN

13'10 x 8'9 (4.22m x 2.67m)

The immaculate kitchen was redesigned and professionally fitted with new appliances less than two years ago. With a range of cream wall and base units and larder cupboards, contrasting work surfaces and tiled reveals incorporating a stainless steel sink unit with a chrome mixer tap. An integral fridge/freezer, washer dryer and dishwasher, a housed electric oven, an integral electric hob with a housed extractor fan over. A u.PVC double glazed window and door, a central heating radiator, laminate to the floor and spotlights to the ceiling.



KITCHEN



INNER HALL

The inner hall with doors to the kitchen, wet room and bedrooms. There is loft access and a light to the ceiling.

WET ROOM

5'8 x 8'0 (1.73m x 2.44m)

The wet room with an electric shower, a wall mounted sink with chrome taps, and a toilet all in white. A u.PVC double glazed obscure window, fully tiled walls, vinyl to the floor a central heating radiator, a wall mounted fan heater and a light to the ceiling.



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DINING ROOM/BEDROOM 1

9'11 x 11'4 (3.02m x 3.45m)

With u.PVC double glazed French doors with side panels, a central heating radiator, a built in cupboard and a light to the ceiling.



BEDROOM 2

9'11 x 11'4 (3.02m x 3.45m)

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



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BEDROOM 3

8'10 x 9'4 reducing to 8'10 (2.69m x 2.84m reducing to 2.69m)

This single bedroom with a u.PVC double glazed window to the side, a central heating radiator and a light to the ceiling.



OUTSIDE

The front garden has a walled and fenced boundary with gate, it is mainly laid to lawn with established borders. There is a block-paved drive providing ample off road parking which leads through double wooden gates to the detached garage. There is an outside tap.

The rear garden has a fenced boundary and is laid to lawn with established borders. Pavers create a pathway around the garden and two patio areas.



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OUTSIDE

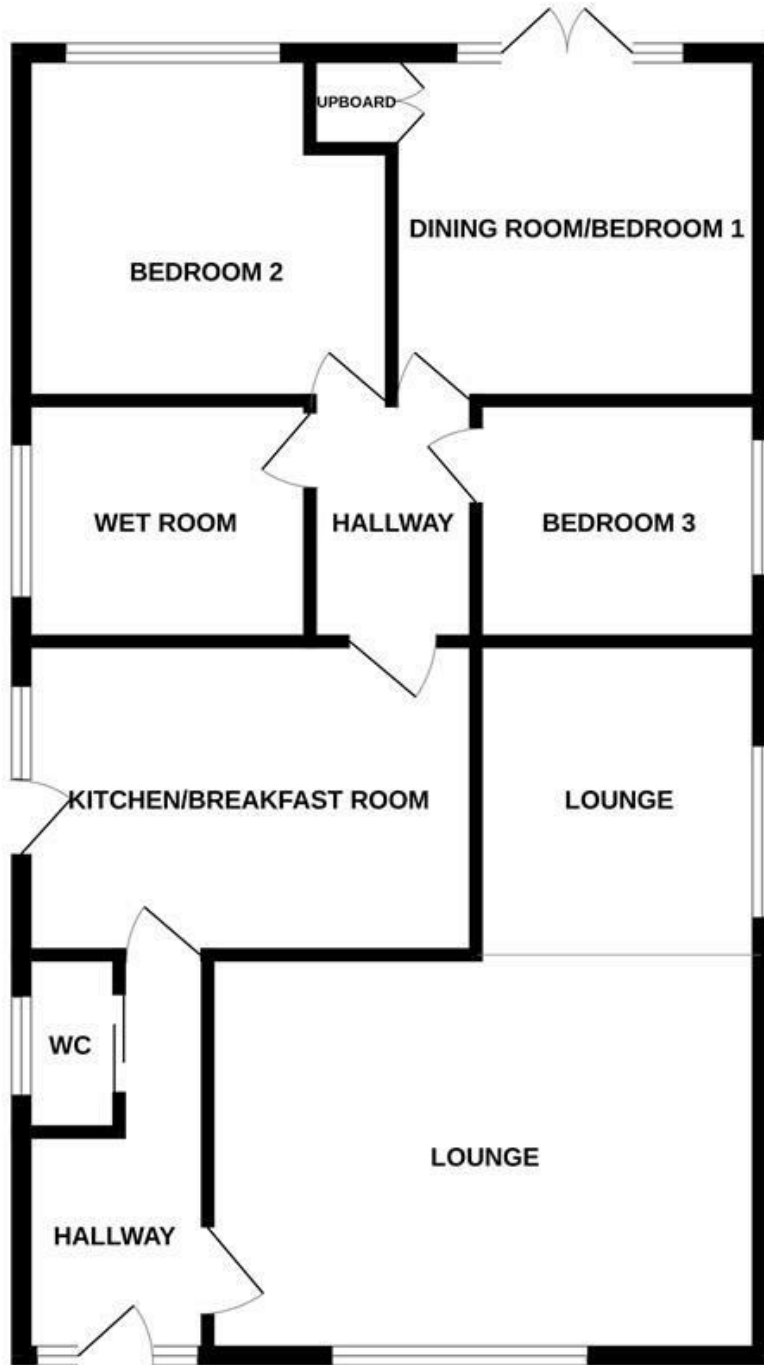


GARAGE

The detached brick garage with an electric door with light and power.



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) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

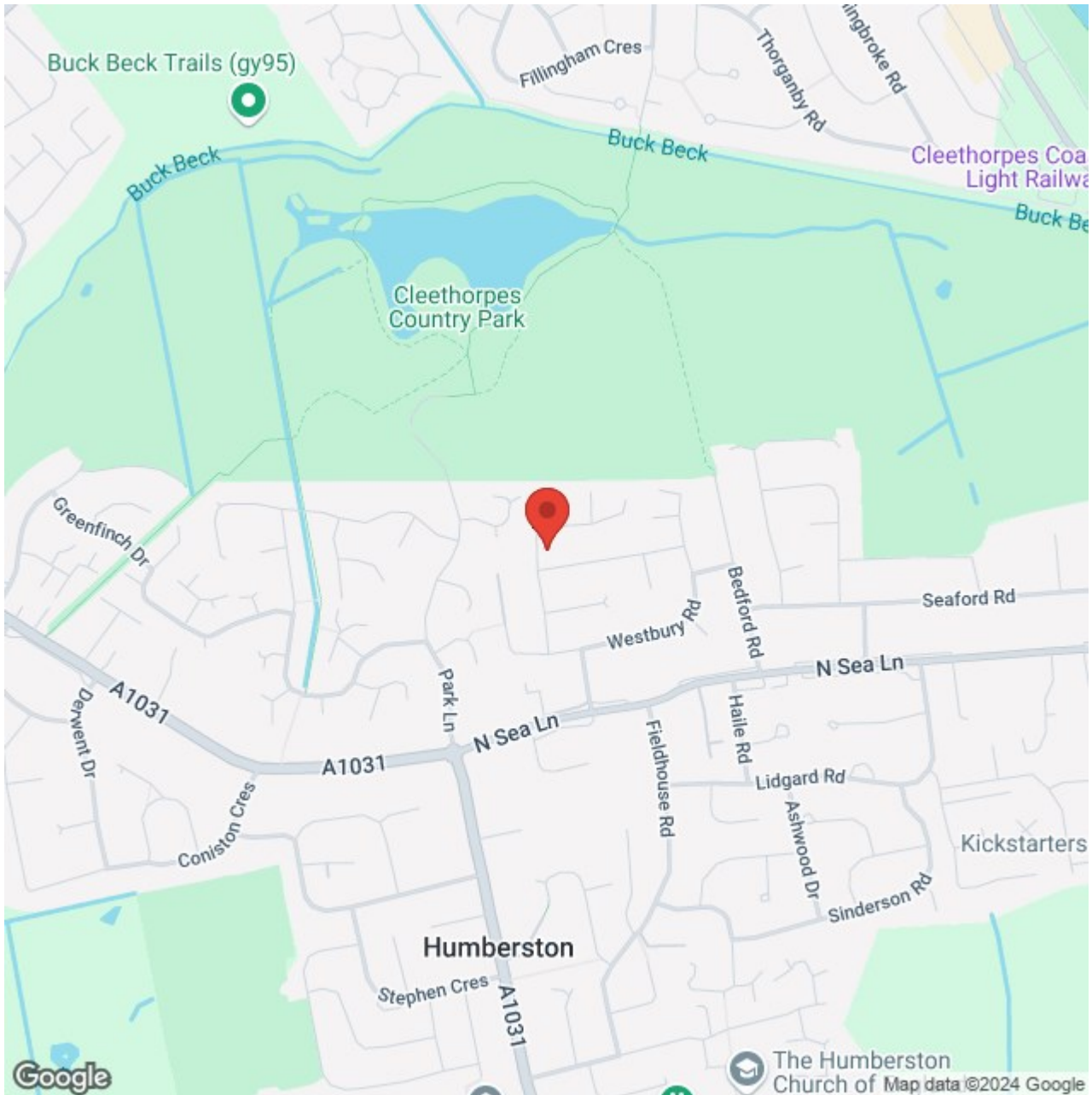


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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