

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 57 CROMWELL ROAD, CLEETHORPES

**PURCHASE PRICE £395,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£395,000

#### 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





## 57 CROMWELL ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this spacious detached house located in the sought after location of Cromwell Road. The property is within walking distance of the Sea Front, local amenities and well regarded schools in the area. The property comprises of a welcoming entrance hall, a light and bright lounge with a walk-in bay window, a dining room, a conservatory, a kitchen/breakfast room and a WC. To the first floor there are two double bedrooms, both with fitted wardrobes, a single bedroom, a family bathroom and a separate WC. The property benefits from u.PVC double glazing, gas central heating, a detached garage, a purposes built outside utility room, beautifully maintained front and rear gardens and a drive provides ample off road parking.

### ENTRANCE PORCH

Through u.PVC double glazed French doors with side panels into the porch with a tiled floor and a light to the ceiling.

### HALL

Through a hardwood and glazed door with side panel into the hall, a u.PVC double glazed window to the side, stairs to the first floor accommodation, an under stairs cupboard and a light to the ceiling.



### WC

5'8 x 2'4 (1.73m x 0.71m)

A white toilet with a central chrome flush, a wall mounted sink with a chrome mixer tap and a tiled splash back. A u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

### LOUNGE

16'7 into bay x 13'2 (5.05m into bay x 4.01m)

The lounge to the front of the property with a u.PVC double glazed walk-in bay window, two u.PVC double glazed windows to the side, a marble fire surround with and inset electric fire. A central heating radiator, wall lights and a light and coving to the ceiling.





## 57 CROMWELL ROAD, CLEETHORPES

### DINING ROOM

11'11 x 13'2 (3.63m x 4.01m)

The dining room with two u.PVC double glazed windows, aluminum sliding patio doors into the conservatory. A central heating radiator, a coal effect electric fire sat upon a tiled hearth, a light and coving to the ceiling.



### CONSERVATORY

10'5 x 10'8 (3.18m x 3.25m)

The conservatory with u.PVC double glazed French doors and u.PVC double glazed windows to the side and rear, a tiled floor and a fan light to the ceiling.



## 57 CROMWELL ROAD, CLEETHORPES

### KITCHEN/BREAKFAST ROOM

18'10 x 9'6 decreasing to 7'7 (5.74m x 2.90m decreasing to 2.31m)

The kitchen with a range of light oak wall and base units, contrasting work surfaces and tiled reveals, a cream sink unit with a chrome mixer tap. A housed electric oven, an integral electric hob with a housed extractor fan above and there is plumbing for a dish washer. U.PVC double glazed windows to the side and rear, an aluminum door to the side, wall mounted central heating boiler, a central heating radiator, a tiled floor and two lights to the ceiling.



### KITCHEN/BREAKFAST ROOM





**KITCHEN/BREAKFAST ROOM**



**LANDING**

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



## 57 CROMWELL ROAD, CLEETHORPES

### **BEDROOM 1**

16'7 into bay x 13'2 (5.05m into bay x 4.01m)  
This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a range of fitted wardrobes, a central heating radiator and a light to the ceiling.



### **BEDROOM 1**





## 57 CROMWELL ROAD, CLEETHORPES

### **BEDROOM 2**

11'11 x 13'2 (3.63m x 4.01m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes and a dressing table, matching bedside tables and a chest of drawers. A central heating radiator and a light to the ceiling.



### **BEDROOM 2**



### **BEDROOM 3**

7'11 x 9'6 decreasing to 5'7 (2.41m x 2.90m decreasing to 1.70m)

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

## 57 CROMWELL ROAD, CLEETHORPES

### **BATHROOM**

5'6 x 9'6 (1.68m x 2.90m)

The bathroom with an Oyster coloured suite comprising of a corner bath and a vanity sink unit with brass effect fittings, a separate shower enclosure with a brass effect plumbed shower. A u.PVC double glazed window, part tiled walls, a central heating radiator and a light to the ceiling.



### **WC**

4'6 x 2'5 (1.37m x 0.74m)

An Oyster coloured toilet with a chrome flush. A u.PVC double glazed window, part tiled walls and a light to the ceiling.

### **OUTSIDE UTILITY**

A purpose built utility room with a u.PVC double glazed window and a wooden door. There is plumbing for a washing machine, space for a tumble dryer and a range of cupboards.

### **GARAGE**

The detached brick garage with wooden doors, a u.PVC double glazed window and there is light and power within.





## 57 CROMWELL ROAD, CLEETHORPES

### OUTSIDE

The front garden has a walled boundary with wrought iron gates and is mainly laid to lawn with established borders. There is a concrete drive providing ample off road parking and leads to the detached garage.

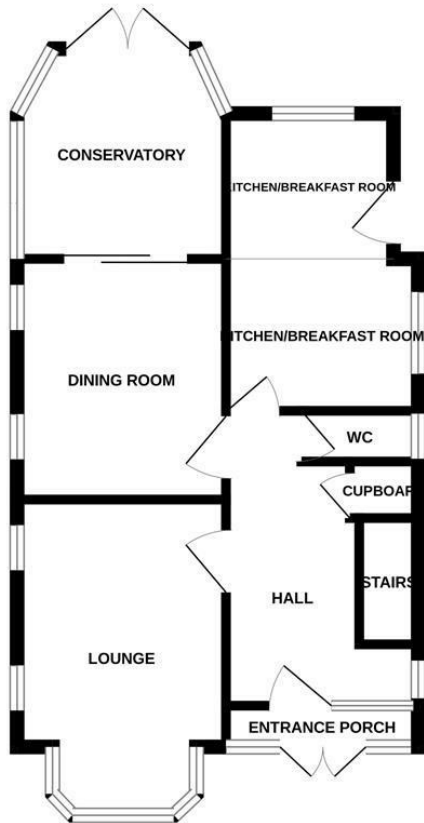
The rear garden has a walled and fenced boundary and is mainly laid to lawn with established borders, there is a decked patio area and a paved patio area and gates either side of the garden for access around the whole of the property.



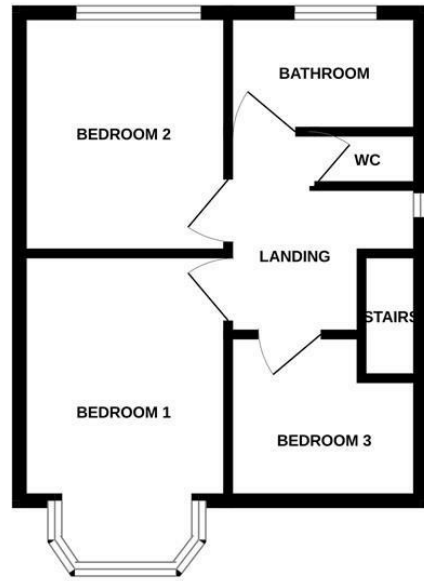
### OUTSIDE



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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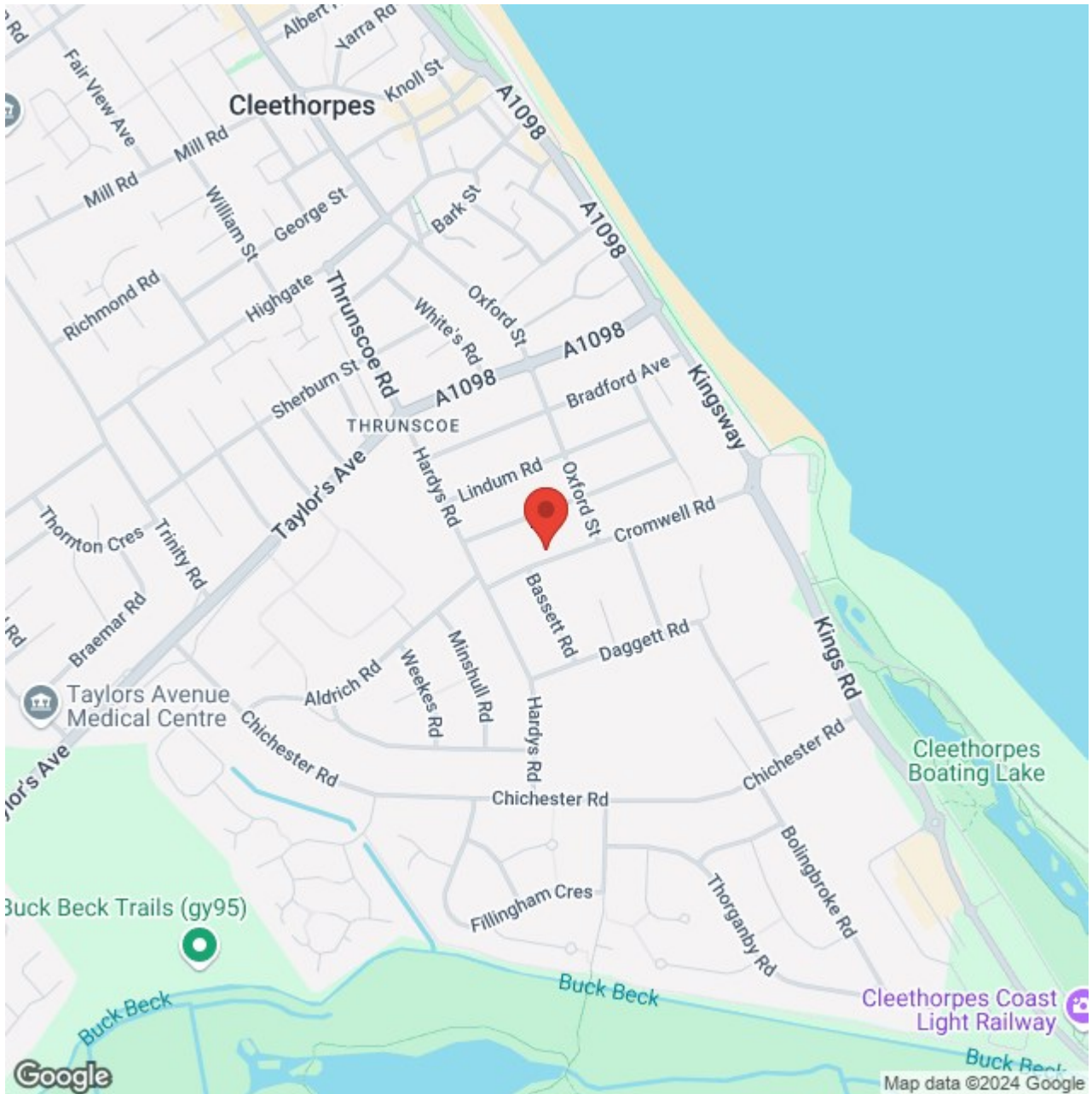


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</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