

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

22 KIDDIER AVENUE, GRIMSBY

PURCHASE PRICE £137,500 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£137,500

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



22 KIDDIER AVENUE, GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with no chain this detached bungalow located close to the local amenities, it is also close to the Diana Princess of Wales Hospital and the Grimsby Institute. The bungalow comprises of an entrance hall, a light and airy lounge, two good size bedrooms, a fitted kitchen, a conservatory and a wet room. The bungalow benefits from u.PVC double glazing, gas central heating, a detached garage, low maintenance front and rear gardens and off road parking.

ENTRANCE HALL

U.PVC double glazed door, central heating radiator, a light and loft access to the ceiling.

LOUNGE

15'1 x 9'11 (4.60m x 3.02m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, two u.PVC double windows to the side, a wooden fire surround with a cream back and hearth and an electric fire. A central heating radiator, a light and coving to the ceiling.



BEDROOM 1

12'11 x 10'0 (3.94m x 3.05m)

This double bedroom with two u.PVC double glazed windows, a central heating radiator, two built in cupboards, there is a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

12'3 x 8'3 (3.73m x 2.51m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

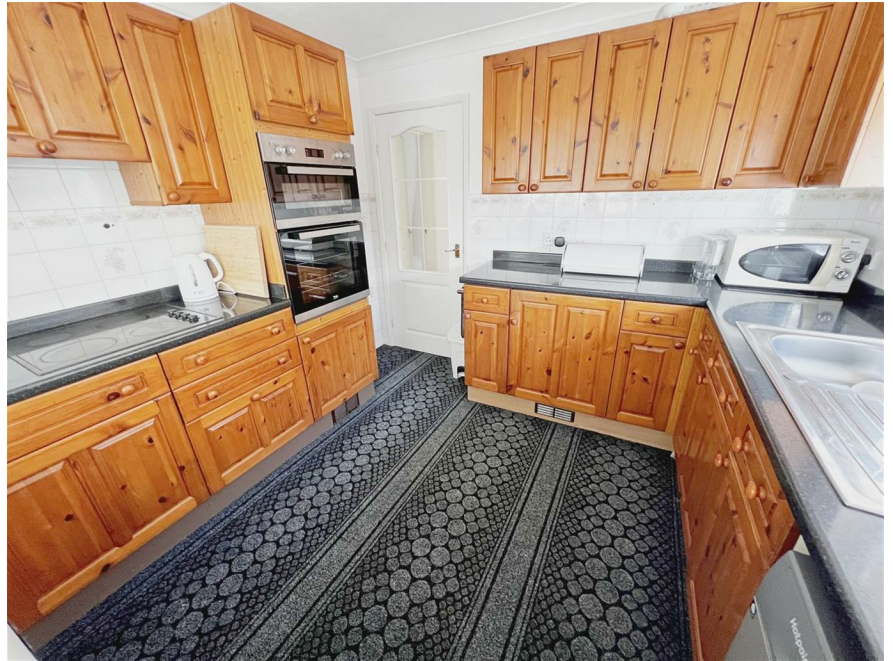
KITCHEN

9'11 x 8'9 (3.02m x 2.67m)

With a range of wall and base units with contrasting work surfaces, a stainless steel sink unit with chrome taps. An integrated electric oven and hob with a housed extractor fan above, an integrated fridge, plumbing for a washing machine, a wall mounted central heating boiler. Two u.PVC double glazed windows, a u.PVC double glazed door, part tiled walls, a central heating radiator, a light and coving to the ceiling.



KITCHEN



CONSERVATORY

With u.PVC double glazed doors to either side, u.PVC double glazed windows to the rear and side, a central heating radiator, a tiled floor and a light to the ceiling.



22 KIDDIER AVENUE, GRIMSBY

BATHROOM

With a white toilet, a wall mounted sink with chrome taps and a Mira electric shower. A u.PVC double glazed window, a white ladder style radiator, fully tiled walls, vinyl to the floor and a light to the ceiling.



GARAGE

The detached garage with metal doors, a wooden door, a side window and there is light power within.

OUTSIDE

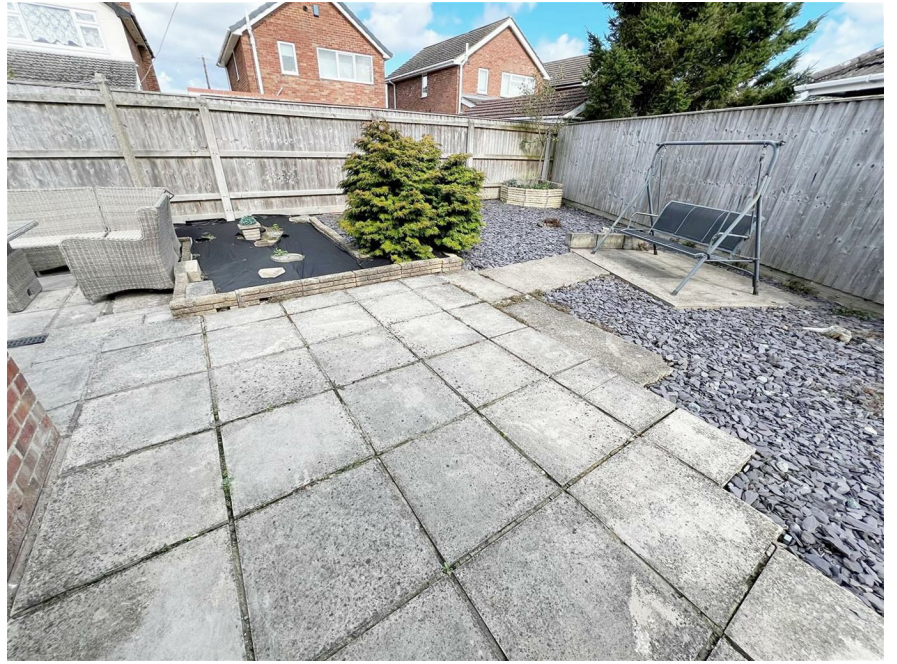
The front garden has a walled and fenced boundary and is laid to resin and decorative chippings for ease of maintenance and provides off road parking.

The low maintenance rear garden has a walled and fenced boundary and is laid to pavers with raised borders and beds.

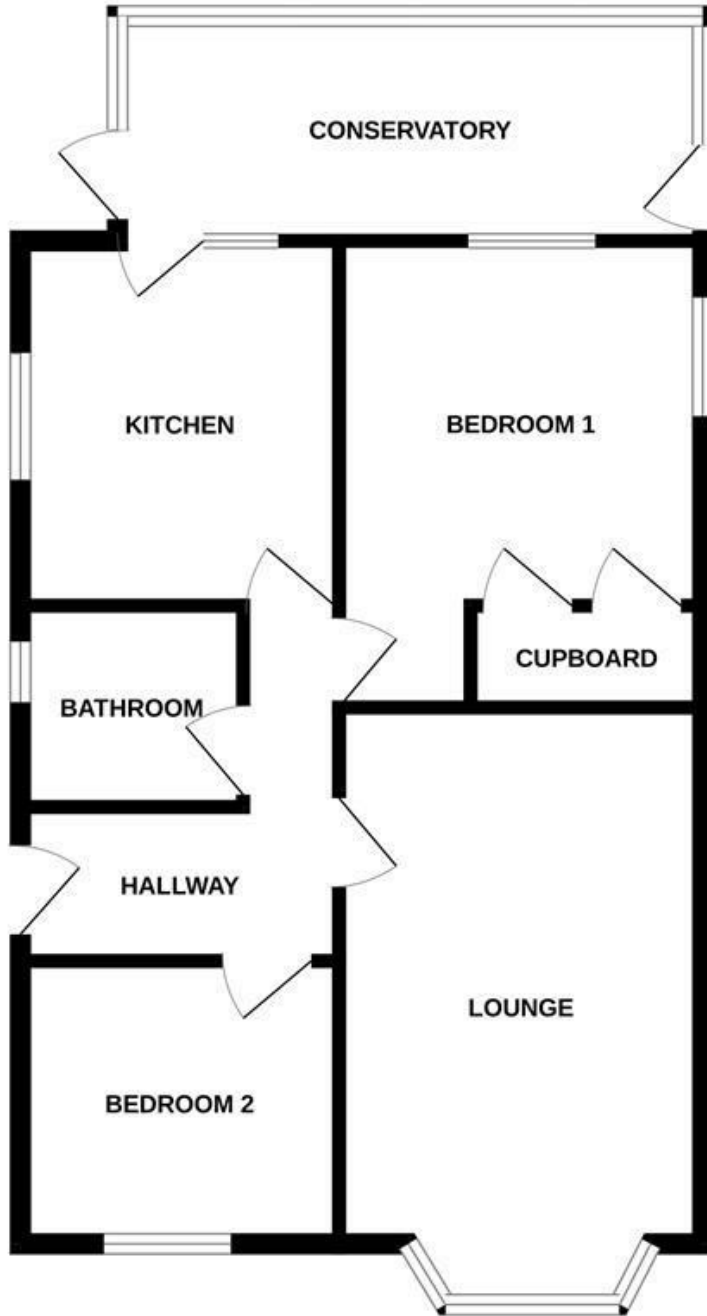


22 KIDDIER AVENUE, GRIMSBY

OUTSIDE




GROUND FLOOR




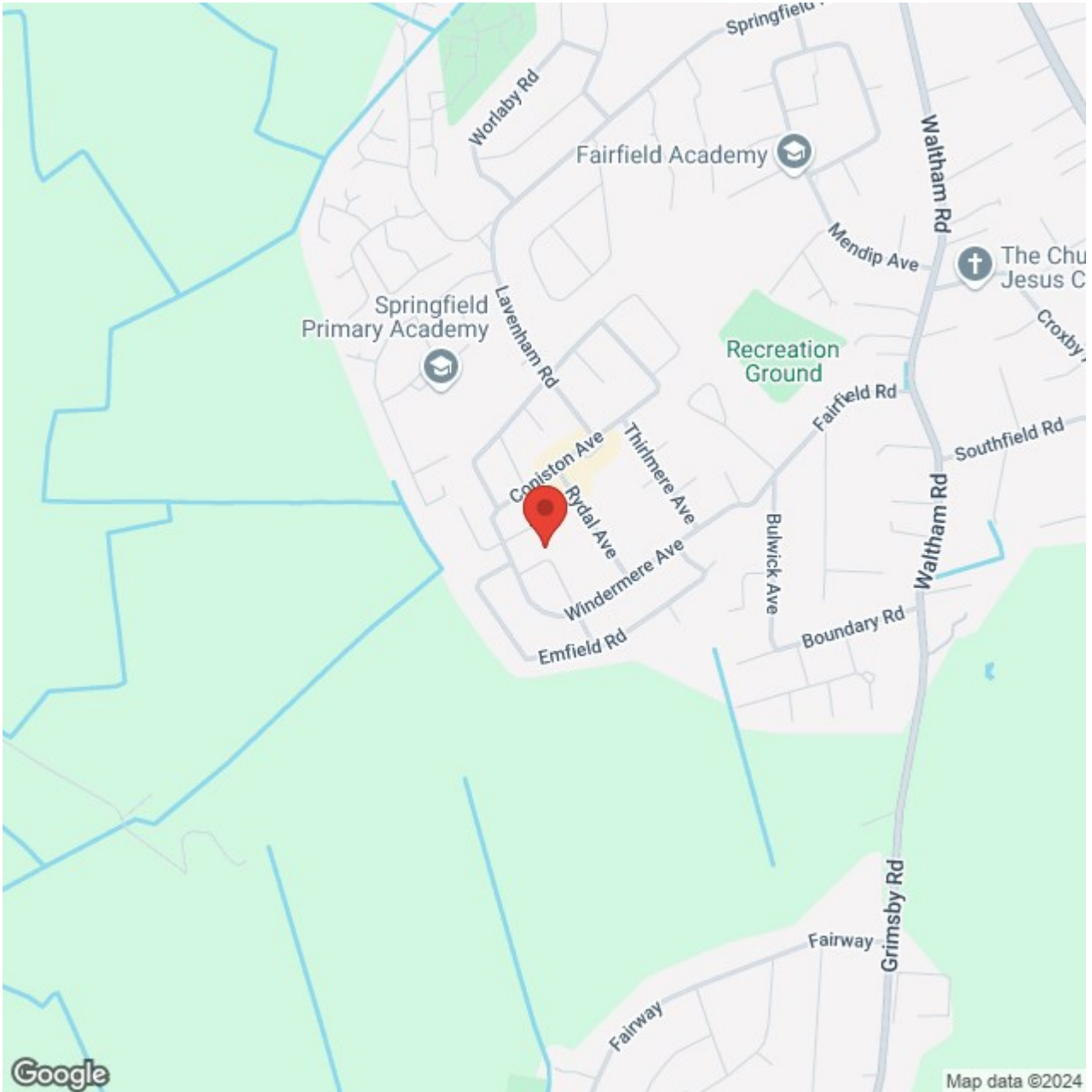
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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