

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

3 CONISTON AVENUE, GRIMSBY

PURCHASE PRICE £149,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£149,000

TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



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3 CONISTON AVENUE, GRIMSBY

PUBLIC NOTICE

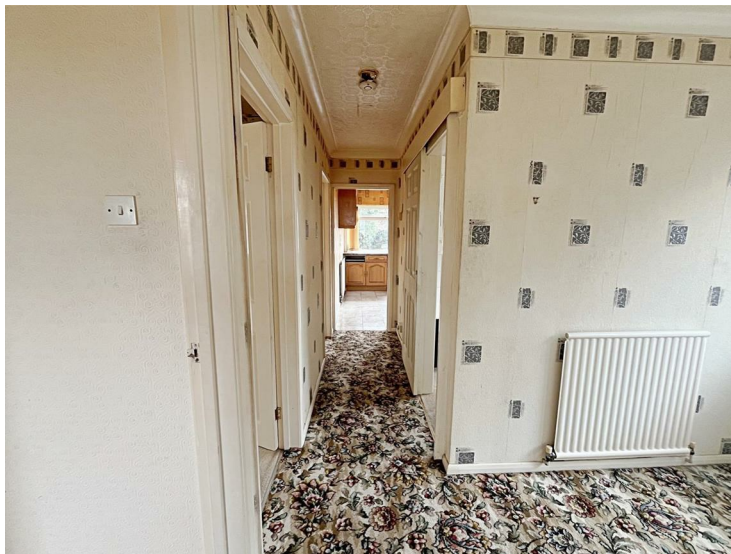
Bettles, Miles and Holland are now in receipt of an offer for the sum of £140,000.00 for 3 Coniston Avenue, Grimsby, N.E. Lincs, DN33 3EE. Anyone wishing to place an offer on this property should contact Bettles, Miles and Holland, 15 Sea View Street, Cleethorpes, N.E. Lincs, DN35 8EU - 01472 698698 before exchange of contracts.

Bettles Miles & Holland are pleased to offer this detached bungalow set back from the road which sits on a good size plot, with a long driveway which leads to the detached garage. The property itself requires a scheme of modernisation and offers three bedrooms, a good size lounge and kitchen and a fully tiled bathroom. It is fully double glazed and is conveniently located close to all amenities.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

HALLWAY

Enter through a u.PVC double glazed door to the side of the property with two full length side light u.PVC double glazed windows. This bright "L" shaped hallway has all the doors leading off, there is a central light fitting and a central heating radiator.



3 CONISTON AVENUE, GRIMSBY

KITCHEN

9'0" x 11'2" (2.75 x 3.41)

The kitchen is fitted with a range of wooden units, built in fridge/freezer, electric hob and oven with extractor over. There is a cupboard that houses the boiler also located in the kitchen, another dual aspect room with a u.PVC double glazed window to the side elevation and then another to the rear garden with u.PVC double glazed back door. The sink, drainer and tap are in cream with a tiled splash back, papered walls and fully tiled floor and recessed lights.



3 CONISTON AVENUE, GRIMSBY

LOUNGE

15'3" x 10'0" (4.65 x 3.07)

This bright and airy room has dual aspect with a large u.PVC window to the rear garden and two smaller u.PVC double glazed windows to the side elevation. There is a marble effect fireplace with matching hearth and inset gas fire, as well as a central rose on the ceiling with a light coming down from said rose. The coving and skirting finish the room.



BATHROOM

5'2" x 5'5" (1.59 x 1.67)

This bathroom comprises of a Champagne coloured suite with a panelled bath with electric shower over, pedestal wash hand basin and low flush WC, a u.PVC double glazed window with privacy glass and a centrally heated towel rail.



3 CONISTON AVENUE, GRIMSBY

BEDROOM 1

11'11" x 8'9" (3.64 x 2.69)

This bedroom is situated to the front of the property, having a large walk in u.PVC double glazed bay window, a range of fitted wardrobes and dressing table. There is a central heating radiator and an off centered light fitting to the ceiling.



3 CONISTON AVENUE, GRIMSBY

BEDROOM 2

9'10" x 10'2" (3.02 x 3.12)

This is the second double bedroom, with a large u.PVC double glazed window to the front elevation, a central heating radiator, an off centered light fitting to the ceiling and a range of fitted wardrobes.



BEDROOM 3

10'2" x 6'8" (3.10 x 2.05)

This third bedroom is a single, has a u.PVC double glazed window to the side elevation, an off centered light fitting to the ceiling and a central heating radiator.



3 CONISTON AVENUE, GRIMSBY

GARDEN

As you walk out to the back garden there is a ramp down to the main garden. There is a garage to the right hand side, the garden is mainly laid to lawn with well stocked borders of trees and shrubs.

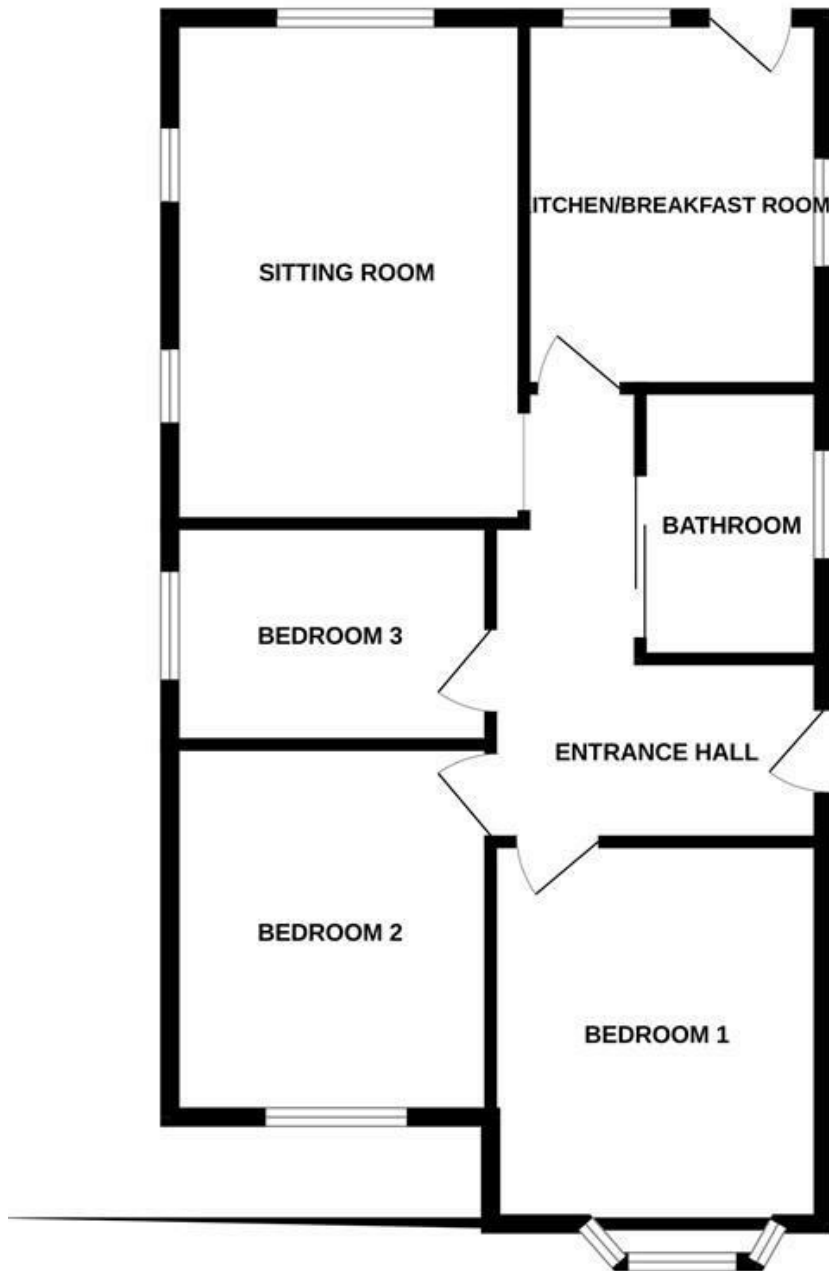
The front garden is accessed via double gates for vehicle access where there is a long driveway that runs down the right hand side of the property to the garage at the rear. The front garden is mainly laid to lawn with well stocked borders and a central feature.



GARAGE

This garage has wooden double doors a corrugated roof and what looks to be concrete panels for the walls,.


GROUND FLOOR




DETACHED BUNGALOW

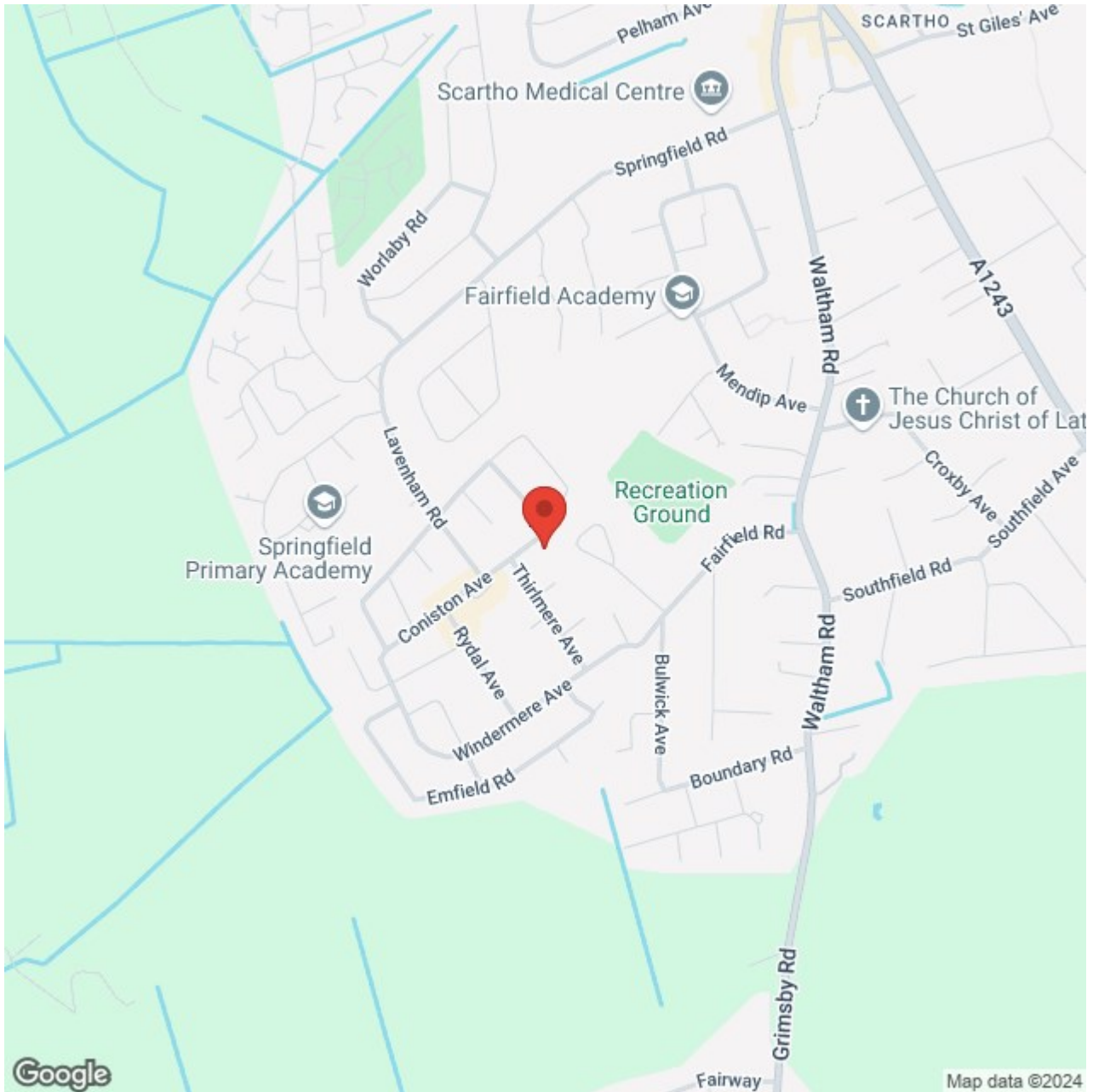
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 | | 85 |
| (69-80) C | 67 | |
| (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