

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 2 BRIDGE GARDENS, GRIMSBY

**PURCHASE PRICE £65,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£65,000

#### TENURE

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



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Registered in England No. 4782567



## 2 BRIDGE GARDENS, GRIMSBY

Bettles Miles & Holland are pleased to offer for sale with no chain this spacious three bedroom end terraced situated in a developing neighbourhood. The property offers off street parking and is conveniently located close to local shops, schools and public transport links, making it ideal for families or first time buyer. While the area is still improving the property is a practical and affordable living option.

### ENTRANCE HALL

6'0" x 3'2" (1.85 x 0.98)

Through the leaded u.PVC double glazed door that is surrounded by leaded u.PVC double glazed units to the the ceiling and to the side of the door. This room has been panelled out with mahogany wood effect walls, this is where the gas comes into the property and there is a door leading through to the lounge.

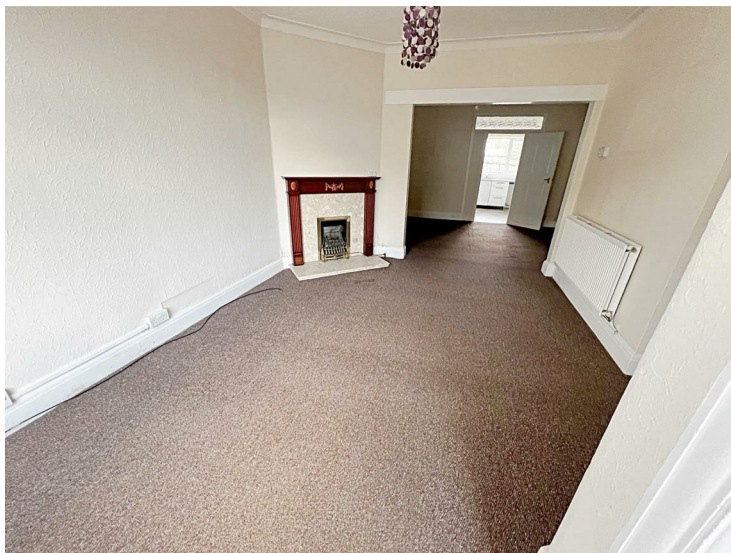
### LOUNGE

15'6" x 11'2" (4.74 x 3.42)

This is a large spacious room with a large u.PVC double glazed leaded window to the front elevation, a wooden fire surround with marble hearth, stairs to the first floor. There is a cupboard housing the electric meter, a central heating radiator, a central light fitting, skirting boards, coving to the ceiling and an archway through to the dining room.



### LOUNGE





## 2 BRIDGE GARDENS, GRIMSBY

### DINING ROOM

11'0" x 14'3" (3.36 x 4.35)

This middle room has the archway through from the lounge and doorway with a transom window over, a central heating radiator and a central light fitting.



### KITCHEN

8'7" x 7'8" (2.63 x 2.36)

The kitchen has a range of white fitted wall and base units, with a stainless steel sink and drainer with separate hot and cold taps. There is a cupboard housing the boiler and space for appliances, a large u.PVC double glazed window to rear elevation and a strip light to the ceiling.



### KITCHEN



## 2 BRIDGE GARDENS, GRIMSBY

### BATHROOM

5'5" x 9'4" x 4'6" (1.66 x 2.87 x 1.39)

This "L" shaped room comprises of a white suite of a push button WC, a pedestal wash hand basin, a panelled bath with electric shower over, partial tiling to the walls, a central heating radiator, a u.PVC double glazed privacy window to the rear and loft access.



### BATHROOM



### INNER HALL

4'5" x 2'8" (1.35 x 0.83)

Doors to the kitchen, bathroom and u.PVC half glazed door to the rear garden.

### BEDROOM ONE

14'4" x 8'2" x 7'1" (4.37 x 2.51 x 2.18)

This is a good size bedroom with two u.PVC leded windows to the front elevation, a central heating radiator, an off centered light fitting, skirting board and a carpeted floor.





## 2 BRIDGE GARDENS, GRIMSBY

### **BEDROOM TWO**

11'0" x 7'10" (3.37 x 2.41)

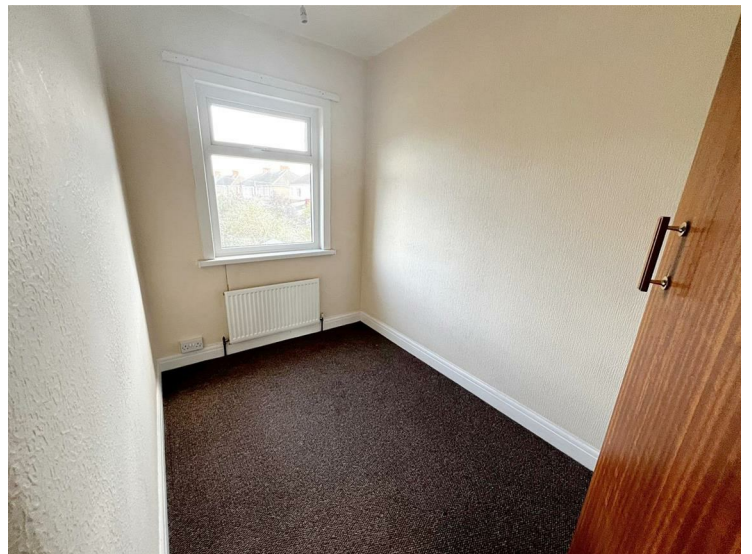
This is a double bedroom, with u.PVC double glazed window to the rear elevation, a central heating radiator and a central light fitting.



### **BEDROOM THREE**

6'0" x 8'8" (1.84 x 2.65)

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




### **GARDEN**


The garden is fully fenced with a gate to the side, the garden has been concreted for ease of maintenance.



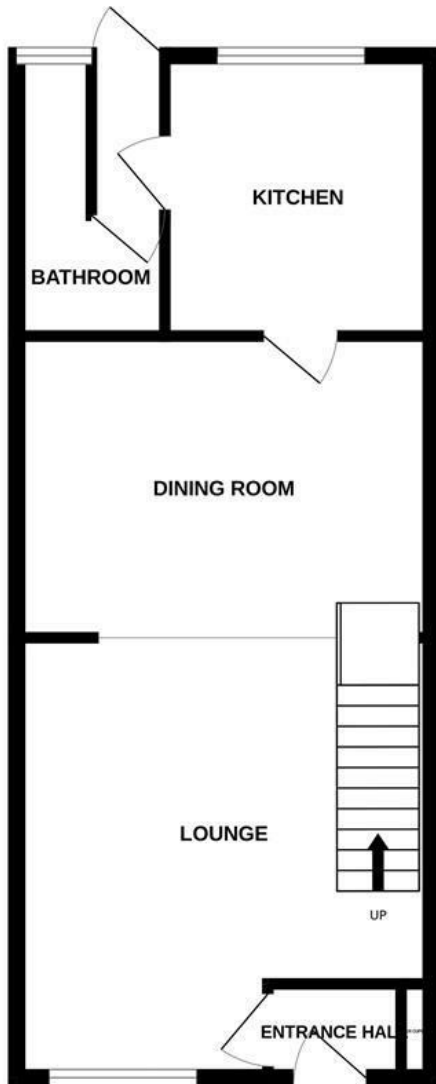
## Energy Efficiency Rating

|   | 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>54</b>               | <b>80</b>   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

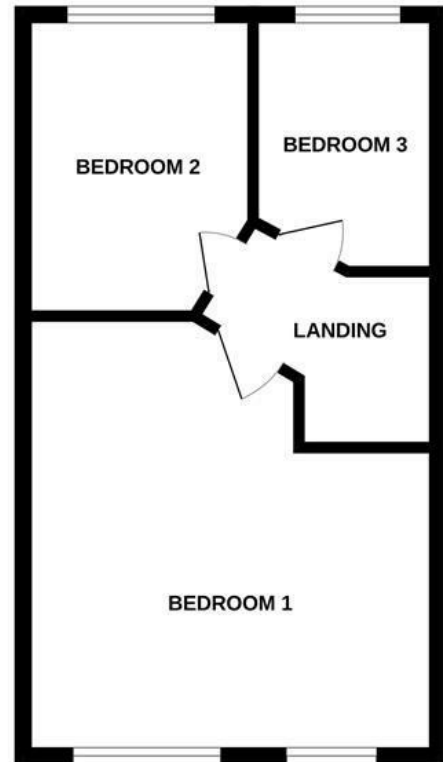
## Environmental Impact (CO<sub>2</sub>) Rating

|   | 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 |  |

GROUND FLOOR



1ST FLOOR



## 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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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.