

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

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### PROPERTY FOR SALE

### 15 ARDEN VILLAGE, CLEETHORPES

**PURCHASE PRICE £159,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£159,950

#### 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



## 15 ARDEN VILLAGE, CLEETHORPES

**\*\*MODERN THREE BEDROOM MID TERRACE HOME IN PRIME LOCATION\*\***

Bettles Miles & Holland are delighted to offer this well maintained three bedroom mid terrace property which offers modern living in an ideal location. Featuring ample living space, the home boasts a bright and spacious layout, perfect for families or professionals. The property includes private parking space and is conveniently located close to excellent schools, local amenities and transport links.

The home benefits from a back garden with patio area, ideal for outdoor entertaining. A perfect blend of comfort, convenience and modern design, this property is ready to move in to.

Don't miss out on this fantastic opportunity.

### **HALLWAY**

4'3" x 4'5" (1.30 x 1.36)

Entered in through a u.PVC double glazed georgian style door, there a central heating radiator.

### **LOUNGE**

13'8" x 12'7" (4.19 x 3.85)

This bright and airy room has a large Georgian style u.PVC double glazed window to the front elevation, a central heating radiator, wood effect laminate flooring, a central ceiling light and door through to the kitchen.



## 15 ARDEN VILLAGE, CLEETHORPES

### KITCHEN/DINER

16'1" x 7'9" (4.91 x 2.38)

This kitchen/diner is a good size, with a range of fitted shaker style units in white, configured in a "U" shape for ease of use and space for appliances, there is a stainless steel sink and mixer tap. The boiler is situated here and there is wood effect lino throughout. There is a u.PVC double glazed window to the kitchen side of this room, then to the dining end there is space for a dining table and chairs, a spacious under the stairs storage cupboard. A u.PVC double glazed window and door leading out to the back garden.



### LANDING

Up the stairs from the hallway to the first floor, doors to all rooms leading off, the loft is also accessed from here and there is a useful airing cupboard housing the water tank.

## 15 ARDEN VILLAGE, CLEETHORPES

### **BEDROOM 1**

11'10" x 9'1" (3.61 x 2.79)

Situated to the front of the property this airy colourful room has a Georgian style u.PVC double glazed window, a central heating radiator, an off centered ceiling light and wood effect laminate flooring,



### **BEDROOM 2**

8'10" x 9'9" (2.70 x 2.99)

The second bedroom is again a light and airy double, with u.PVC double glazed window to the rear elevation, a central heating radiator, an off centered ceiling light with wood effect laminate flooring.



## 15 ARDEN VILLAGE, CLEETHORPES

### **BEDROOM 3**

6'11" x 6'11" (2.11 x 2.11)

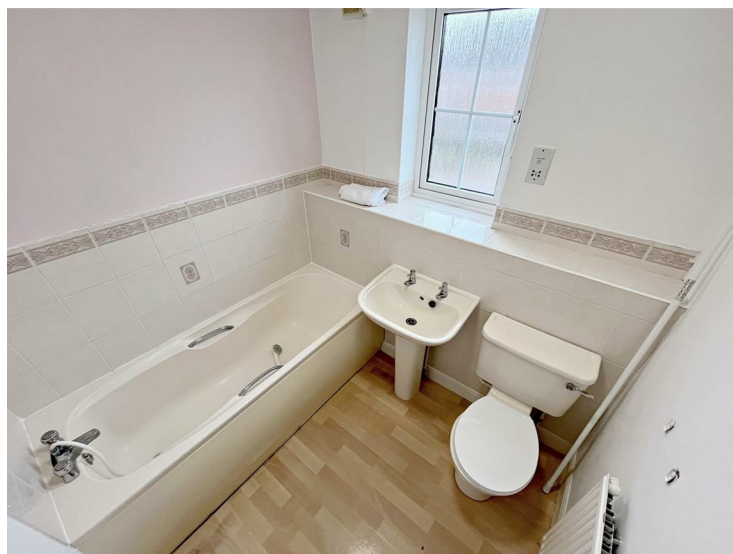
This single bedroom is situated to the rear of the property, with a u.PVC double glazed window, a central heating radiator, central light fitting and a black carpet.



### **BATHROOM**

5'3" x 6'7" (1.61 x 2.03)

This partially tiled bathroom is situated to the front of the property, with a Georgian style u.PVC double glazed window with privacy glass, a coloured panelled bath, a pedestal wash had basin and a low flush W/C. The bathroom has wood effect lino to the floor, a central heating radiator and a central light fitting.



### **OUTSIDE**

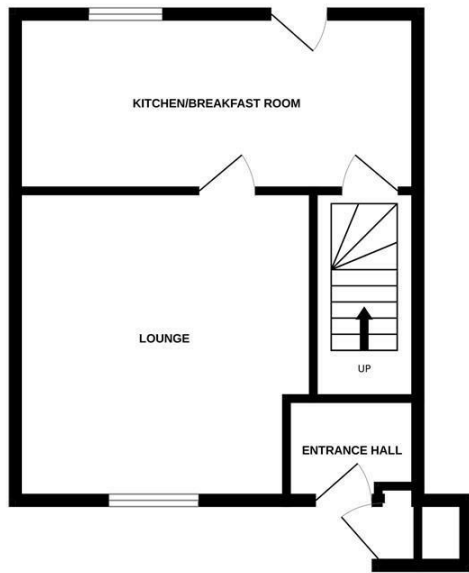
The front of the property is laid for parking. The rear of the property is fully fenced in, with a patio, lawned area, a gravelled area and a gate for access, there is also an outside tap.



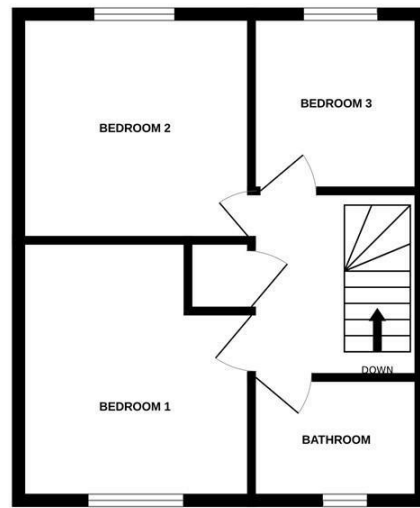
**15 ARDEN VILLAGE, CLEETHORPES**



GROUND FLOOR





1ST FLOOR





MID TERRACE

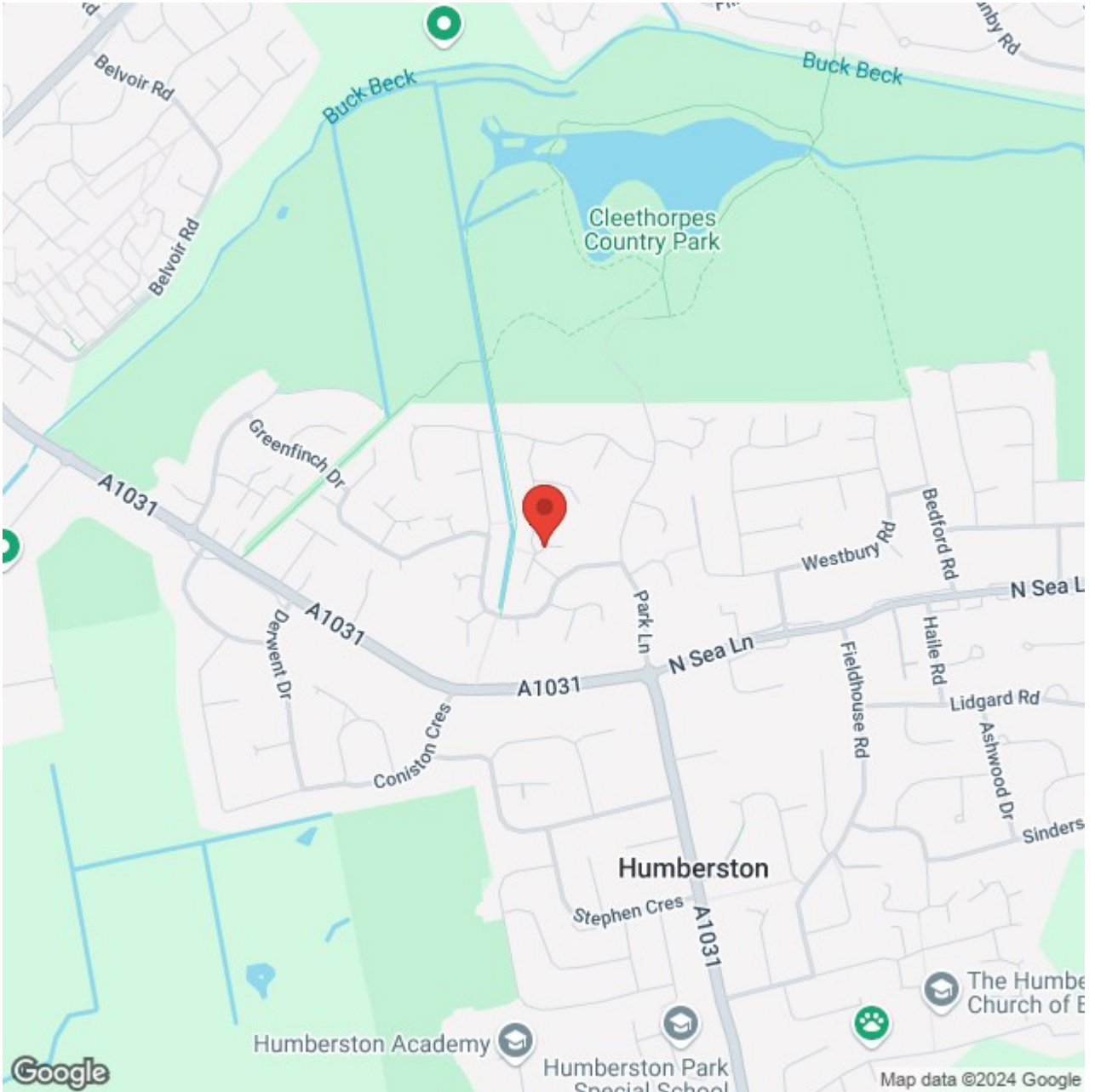
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		 86
(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>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>		 86
(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.

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