

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

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PROPERTY FOR SALE

228 CONVAMORE ROAD, GRIMSBY

PURCHASE PRICE £60,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£60,000

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



228 CONVAMORE ROAD, GRIMSBY

This property is a fantastic investment opportunity, offered for sale with no chain, making the buying process smooth and hassle-free. Comprising of two reception rooms, three bedrooms, a kitchen and the downstairs bathroom adds convenience to your daily routine,

Step outside and discover the front and rear gardens, ideal for those with green fingers or for creating a lovely outdoor retreat. Whether you're looking to settle down in a new home or seeking a lucrative investment, this mid-terrace property has the potential to fulfil your desires.

Don't miss out on the chance to own this lovely home in a convenient location. Book a viewing today and envision the possibilities that await you at Convamore Road!

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.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall with stairs to the first floor accommodation, door to the lounge and a light to the ceiling.

LOUNGE

10'7 x 8'11 (3.23m x 2.72m)

The lounge is to the front of the property with a walk-in bay window, an electric heater and a light to the ceiling.

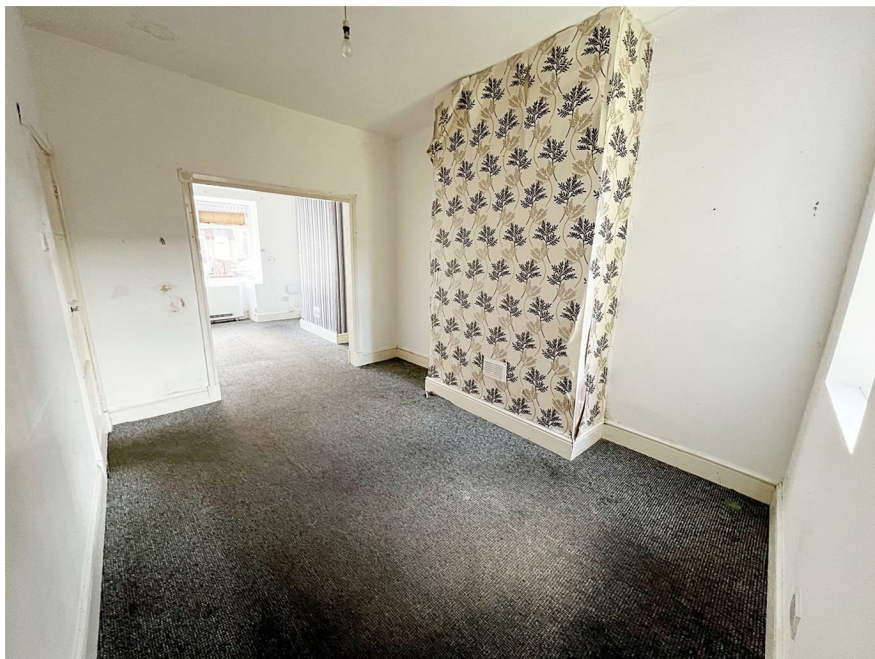


228 CONVAMORE ROAD, GRIMSBY

DINING ROOM

12'11 x 9'10 (3.94m x 3.00m)

With a u.PVC double glazed window and a light to the ceiling.



KITCHEN

11'11 x 7'5 (3.63m x 2.26m)

With a range of Beech wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob with a stainless steel extractor fan above. A hardwood window, a wall mounted boiler, an under stairs cupboard, a tiled floor and a light to the ceiling.

KITCHEN



LOBBY

2'3 x 7'6 (0.69m x 2.29m)

A u.PVC double glazed door, a tiled floor and a light to the ceiling.

BATHROOM

5'5 x 7'2 (1.65m x 2.18m)

The bathroom with a white suite comprising of a panelled bath with a chrome mixer tap, a pedestal wash hand basin with chrome taps and a WC. A u.PVC double glazed window, tiled walls and floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

BEDROOM 1

10'9 x 11'11 (3.28m x 3.63m)

This double bedroom is to the front of the property with a u.PVC double glazed window, an electric heater and a light to the ceiling.



228 CONVAMORE ROAD, GRIMSBY

BEDROOM 2

12'7 x 7'6 (3.84m x 2.29m)

Another double bedroom to the back of the property with a u.PVC double glazed window, an electric wall heater and a light to the ceiling.



BEDROOM 3

10'9 x 6'8 (3.28m x 2.03m)

With a u.PVC double glazed window, an electric wall heater and a light to the ceiling.



228 CONVAMORE ROAD, GRIMSBY

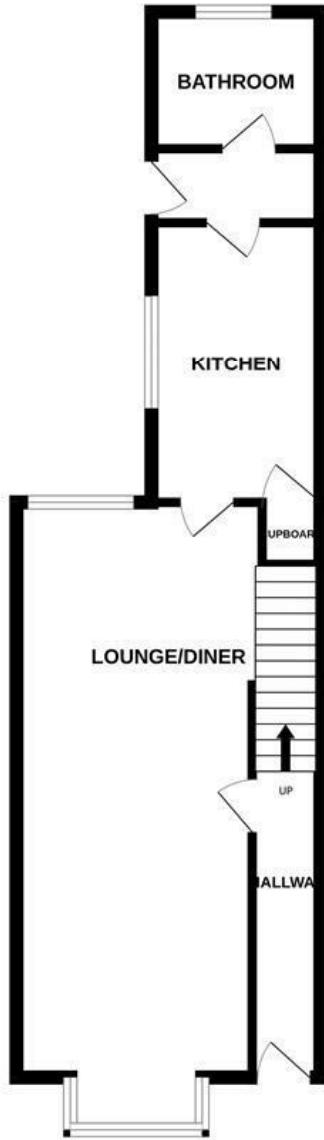
OUTSIDE

The front garden has a walled boundary and is laid to concrete with a border.

The rear garden has a walled and fenced boundary with a wooden gate and there is a concrete path.



GROUND FLOOR



1ST FLOOR



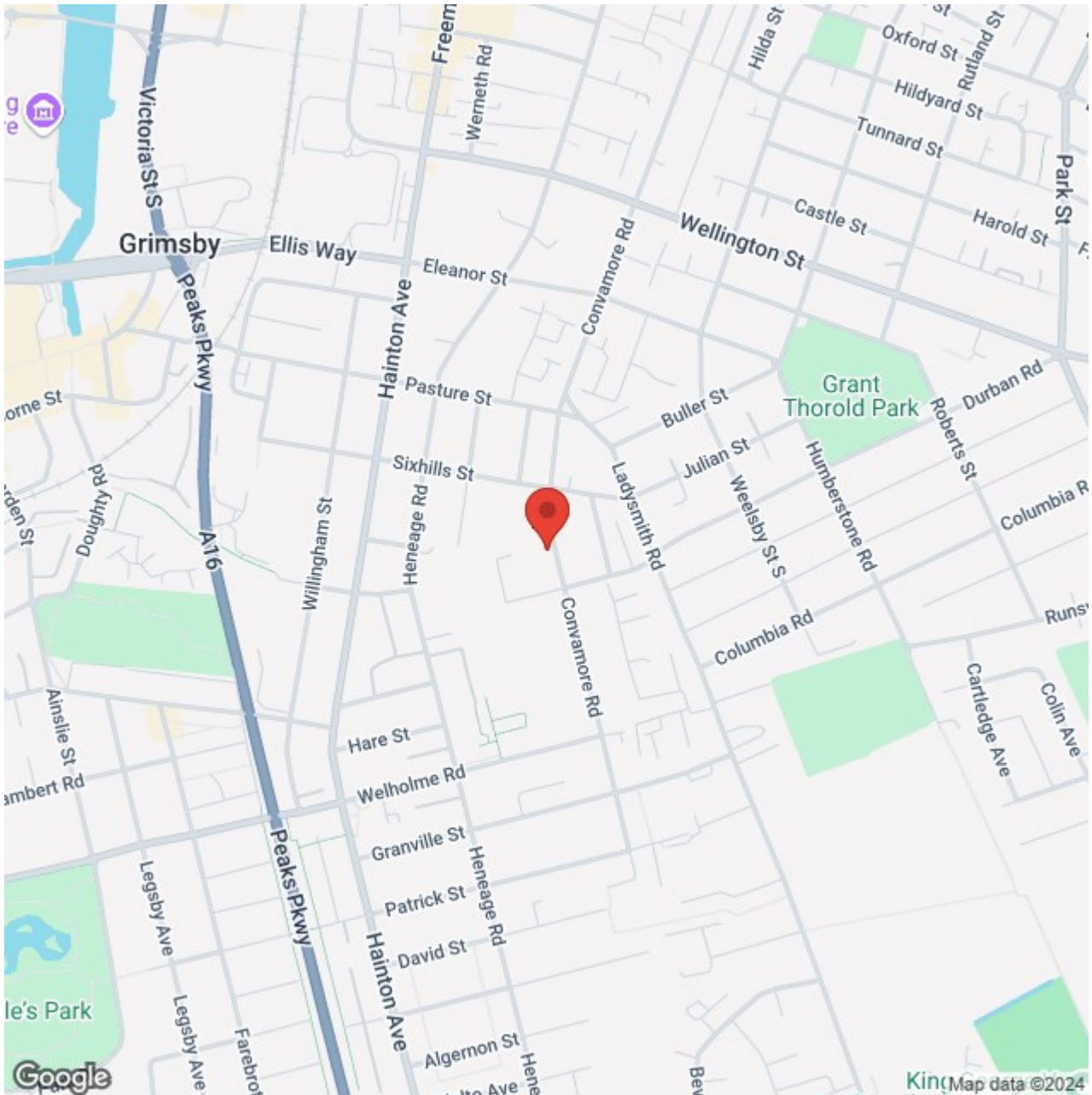
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		 89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	 45	
(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