

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

12 TERRINGTON PLACE, CLEETHORPES

PURCHASE PRICE £165,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£165,000

TENURE

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



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12 TERRINGTON PLACE, CLEETHORPES

Nestled in the charming Terrington Place of Cleethorpes, this extended semi-detached bungalow offers a wonderful opportunity for those seeking a cosy yet spacious abode. Boasting two bedrooms, a bathroom, and a generously sized lounge, this property is brimming with potential.

The ample off-road parking for up to four vehicles is a rare find in this area, ensuring convenience for both residents and guests. The gardens provide a tranquil outdoor space, perfect for relaxing or entertaining on sunny days.

Although in need of updating, this property presents a blank canvas for you to unleash your creativity and transform it into your dream home. With no chain involved, the process of making this bungalow your own is made even smoother.

Don't miss out on this fantastic opportunity to own a semi-detached bungalow in a desirable location. Book a viewing today and envision the endless possibilities that this property holds for you.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall where doors to all rooms lead off. A u.PVC double glazed window, a built in cupboard, a central heating radiator, a light and loft access to the ceiling.

BEDROOM 2

9'5 x 11'6 (2.87m x 3.51m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

LOUNGE

20'11 x 9'6 (6.38m x 2.90m)

The spacious lounge/diner is to the front of the property with two u.PVC double glazed windows, two central heating radiators, two lights and coving to the ceiling.



LOUNGE



BEDROOM 1

11'7 x 10'6 (3.53m x 3.20m)

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

KITCHEN

11'6 x 9'3 (3.51m x 2.82m)

With a range of cream base units, contrasting work surfaces and tiled reveals, a cream sink unit with a cream mixer tap. There is plumbing for a washing machine, space for a cooker and the central heating boiler is here. Three u.PVC double glazed windows, a u.PVC double glazed door, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN



BATHROOM

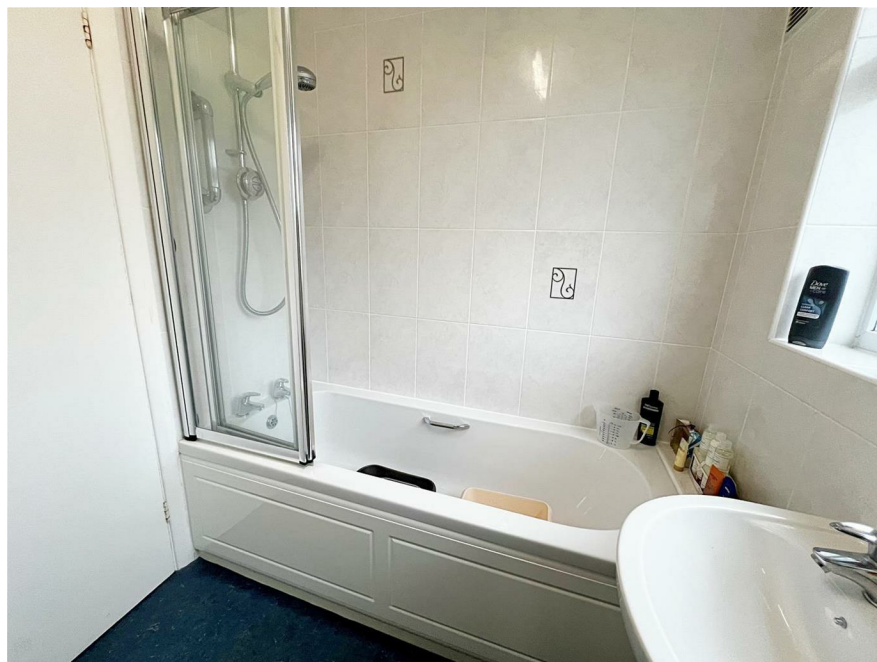
5'7 x 6'4 (1.70m x 1.93m)

The bathroom with a white suite comprising of a panelled bath with chrome taps, an Aqualisa shower and a folding shower screen, a pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, part tiled walls, a central heating radiator, a built in airing cupboard, vinyl to the floor and a light to the ceiling.



12 TERRINGTON PLACE, CLEETHORPES

BATHROOM



OUTSIDE

The front garden has a walled and fenced boundary and is laid to lawn with established borders. There is a gravelled hard standing and a drive providing off road parking.

The side and rear garden has a walled and fenced boundary and is laid to lawn with established borders. There is a concrete hard standing and a concrete pathway around the property and a ramp to the front door. There is also a timber shed.

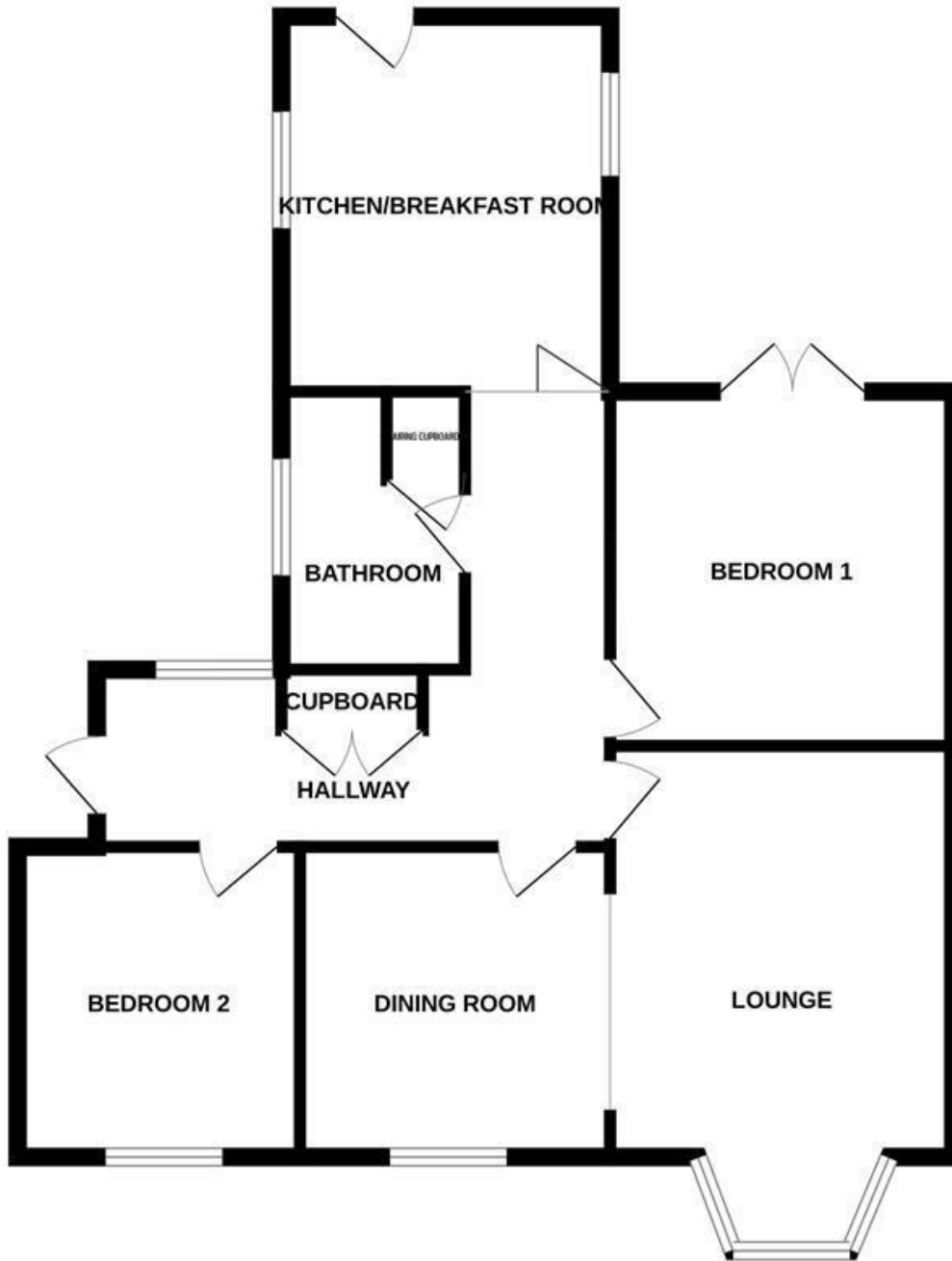


12 TERRINGTON PLACE, CLEETHORPES

OUTSIDE




GROUND FLOOR




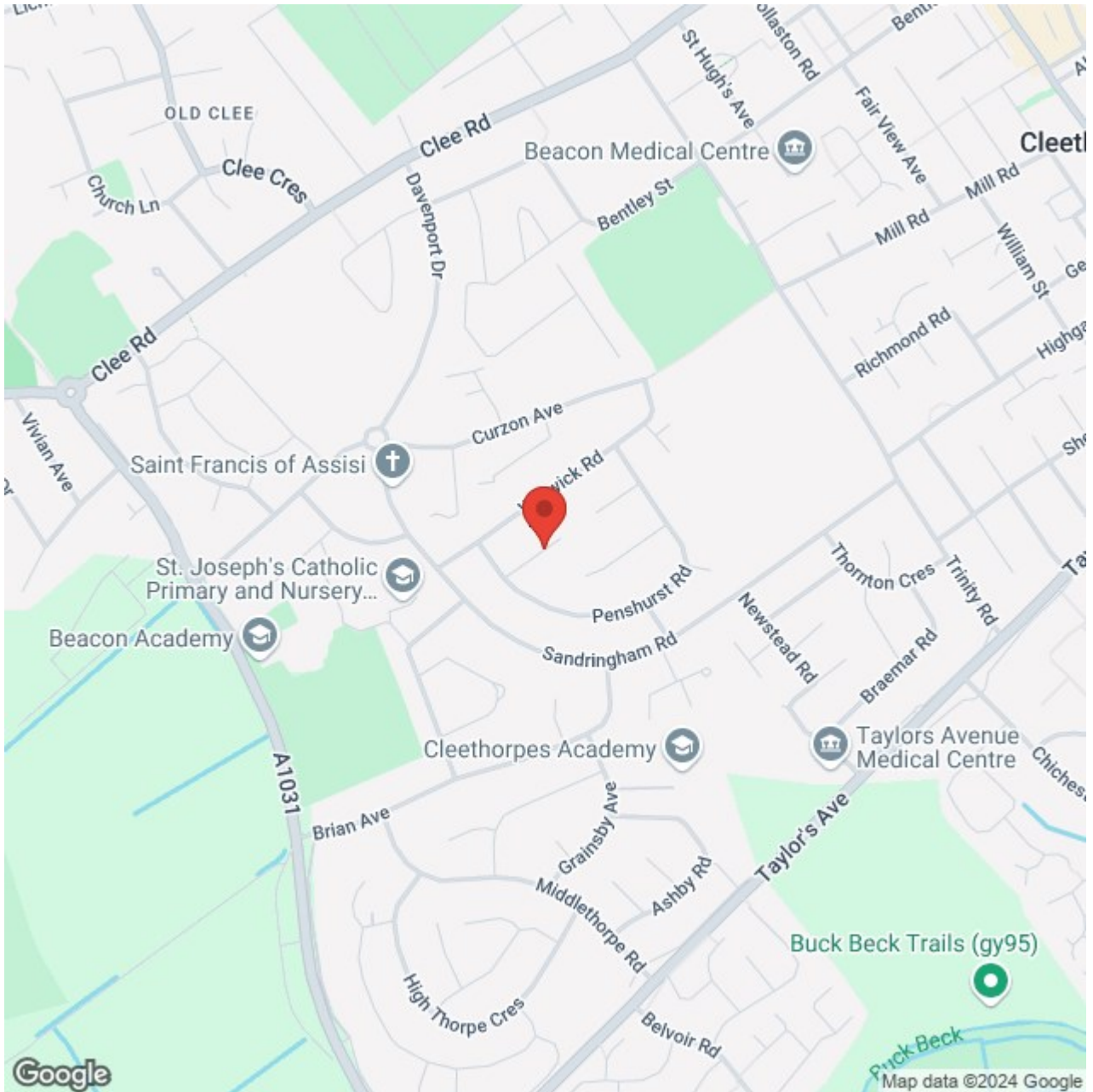
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	32	78
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.

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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.

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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