

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

To view our Properties on the Internet:

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PROPERTY FOR SALE

3 OAKLANDS ROAD, IMMINGHAM

PURCHASE PRICE £135,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

PURCHASE PRICE

£135,000

TENURE

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



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3 OAKLANDS ROAD, IMMINGHAM

Bettles Miles and Holland are please to offer for sale this 1960 detached bungalow, featuring a long driveway, a garage and manageable gardens. It has three bedrooms, a shower room and a separate WC. The living space includes a good size lounge/diner with a hatch connecting to the kitchen. The property is fitted with aluminium double glazing and gas central heating. It is located in a popular area close to local amenities. The property itself requires modernisation to bring it up to modern standards.

THIS PROPERTY WILL BE MADE FREEHOLD ON COMPLETION

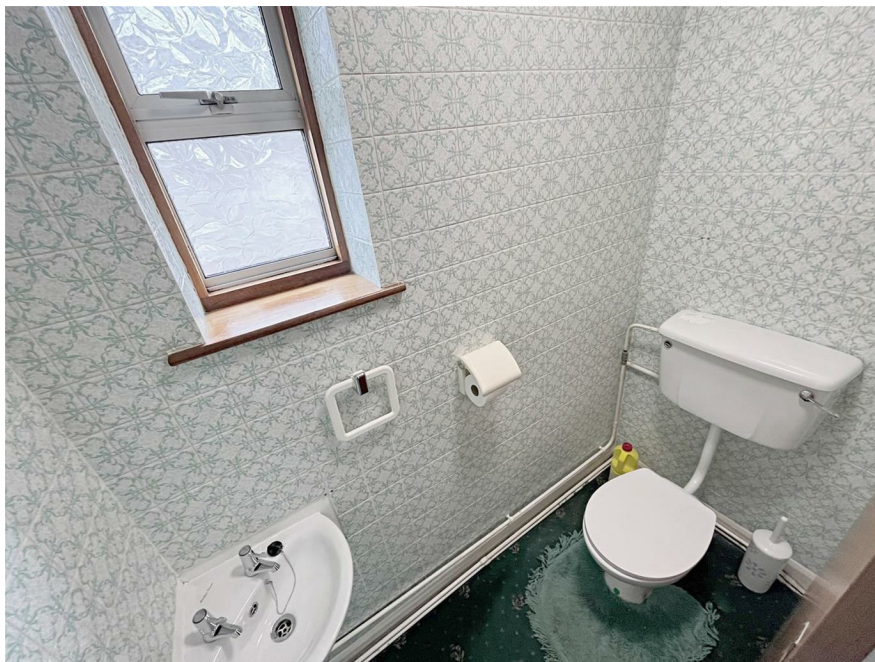
HALLWAY

6'11" x 4'0" x 11'3" (2.11m x 1.22m x 3.43m)

You enter through a white aluminium double glazed Georgian style front door with two side light windows, 2 wall lights, central heating radiator, doors to the lounge, kitchen and cloakroom

CLOAKROOM

This full tiled cloakroom houses a white low flush WC and a corner pedestal wash hand basin, an aluminium double glazed with privacy glass window to the side elevation, a central light fitting and a sliding door to the hallway.



KITCHEN

8'8 x 13' (2.64m x 3.96m)

This is a seventies dream with mustard coloured fitted wall and base units, gas built in oven, hob and grill, stainless steel sink and drainer and chrome mixer tap. Aluminium double glazed wind and door with privacy glass to side elevation and a dining hatch through to the dining end of the lounge/diner, this room has wooden panelling to the ceiling with a central light strip and a sliding door through to the inner hall.



3 OAKLANDS ROAD, IMMINGHAM

LOUNGE/DINER

13'1 x 10'5 x 19'3 (3.99m x 3.18m x 5.87m)

This lovely "L" shaped room has dual aspect with two white aluminium double glazed bowed Georgian windows one to the front and one to the side, two central heating radiators, a fire place with wooden surround and marble insert and hearth and electric fire. There is a wall niche to the corner of the room and the dining hatch through to the kitchen in the dining end.



3 OAKLANDS ROAD, IMMINGHAM

BEDROOM 1

9'6 x 8'9 to front of wardrobes (2.90m x 2.67m to front of wardrobes)

With a full wall of built in wardrobes and a large aluminium double glazed window to the rear elevation, an off centered light to the ceiling, a central heating radiator, 2 side lights, coving to the ceiling and skirting.



3 OAKLANDS ROAD, IMMINGHAM

BEDROOM 2

9'6 x 8'8 to front of wardrobe (2.90m x 2.64m to front of wardrobe)

This double bedroom has a wall of fitted wardrobes, a large aluminium double glazed window to the rear elevation, a central heating radiator, an off centered ceiling light and coving to the ceiling.



3 OAKLANDS ROAD, IMMINGHAM

BEDROOM 3

5'9 x 6'3 (1.75m x 1.91m)

This single bedroom has a aluminum double glazed Georgian window to the side elevation, a central heating radiator, an off centered light fitting to the ceiling, a side light to the wall and coving.



SHOWER ROOM

7'8 x 5'3 (2.34m x 1.60m)

This is a shower room with large walk in shower with an electric shower and glass screens, a white pedestal wash hand basin, fully tiled, with central heating radiator, central light fitting and an aluminium double glazed window with privacy glass to the side elevation. There is also a large airing cupboard on the right hand side as you walk in before the shower cubicle.



3 OAKLANDS ROAD, IMMINGHAM

GARDEN

From the long driveway there is a concrete panelled garage to the end and to the side there is a grass area. To the back of the garden there is a large shingled area, hedge & fenced boundary and access all around the property.



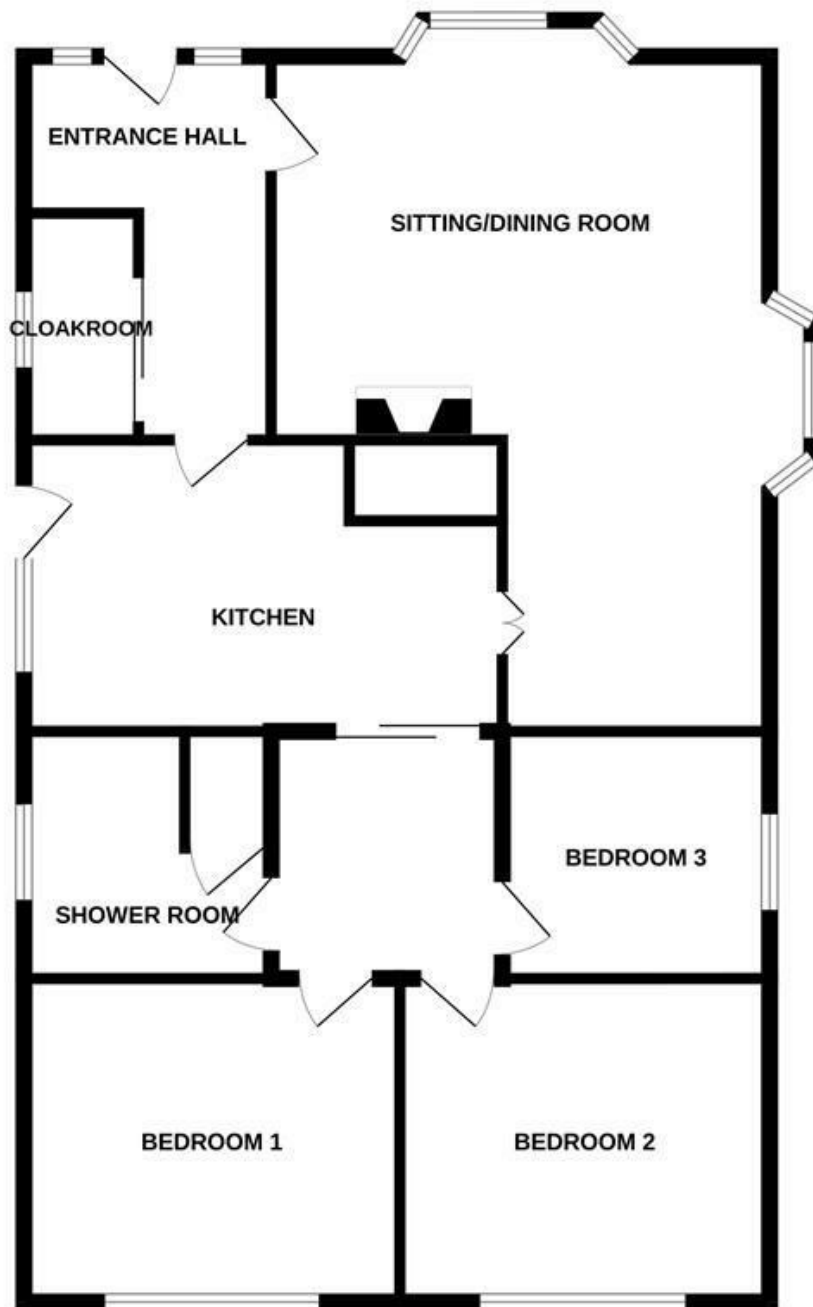
3 OAKLANDS ROAD, IMMINGHAM

FRONT GARDEN

Approached from a driveway that also runs down the side of the house to the garage, there is a pathway to the front door, a wall enclosing the space to the boundary with mature shrubs and trees.

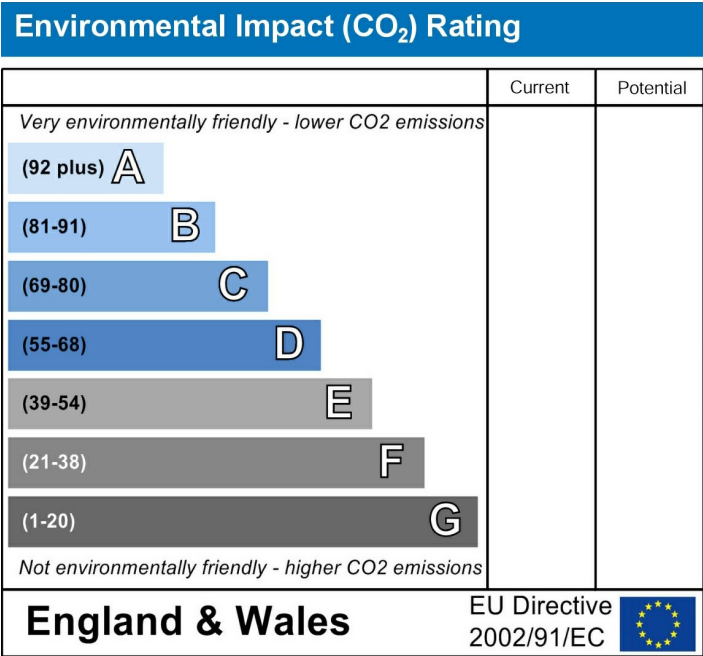
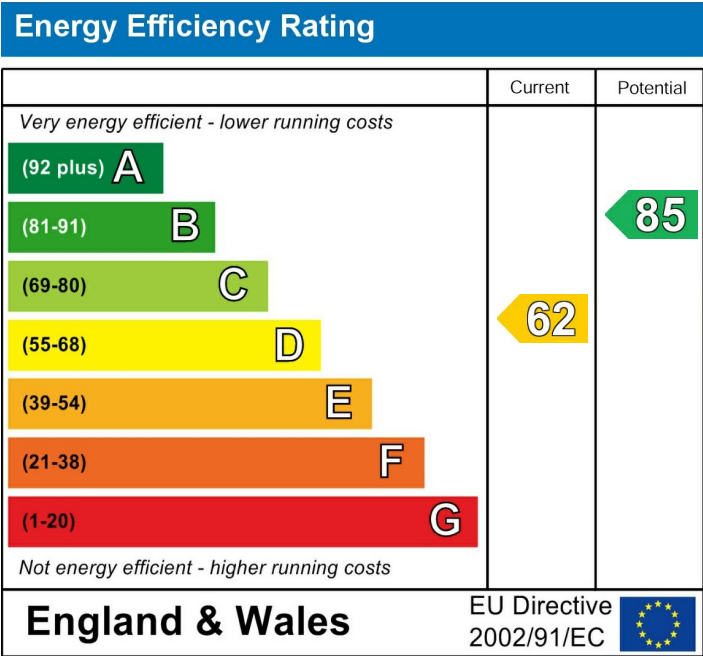


GROUND FLOOR



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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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.

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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.**

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