

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 18 COLUMBIA ROAD, GRIMSBY

**PURCHASE PRICE £85,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£70,000

#### TENURE

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



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Registered in England No. 4782567



## 18 COLUMBIA ROAD, GRIMSBY

Welcome to this charming terraced house located on Columbia Road in the heart of Grimsby and is offered for sale with no chain. This property is a perfect blend of comfort and convenience, offering one reception room, three cosy bedrooms, and a well-maintained bathroom.

As you step inside, you'll be greeted by a spacious lounge/diner, ideal for relaxing with family and friends. The kitchen/breakfast room is a delightful space to prepare and enjoy meals together. With three bedrooms, there's plenty of room for a growing family or for guests to stay over comfortably.

One of the unique features of this property is the presence of both a downstairs bathroom and an upstairs shower room, providing added convenience for busy mornings or unwinding after a long day.

Outside, you'll find front and rear gardens, perfect for enjoying a cup of tea in the morning sun or hosting a summer barbecue. The double-glazed windows and gas central heating ensure that you'll stay warm and cosy throughout the year.

\*\*\*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 PORCH**

Through a u.PVC double glazed front door into the porch with a tiled floor and hardwood door to the hall.

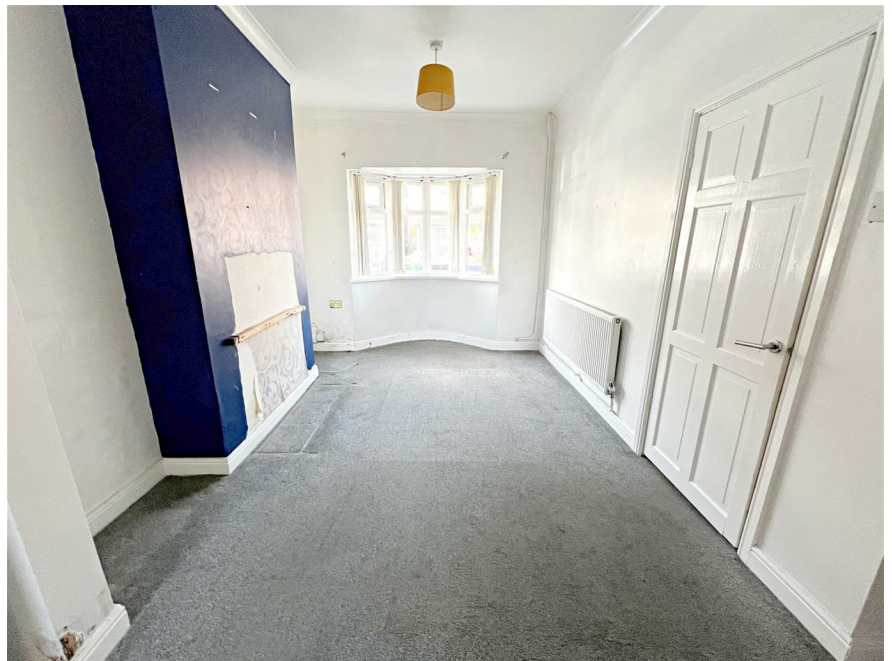
### **HALL**

With a central heating radiator, door to the lounge/diner and a light to the ceiling.

### **LOUNGE/DINER**

24'1 x 12'9 decreasing to 9'4 (7.34m x 3.89m decreasing to 2.84m)

With a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear, a central heating radiator, door to the stairs, a light and coving to the ceiling.





**LOUNGE/DINER**



**KITCHEN/BREAKFAST ROOM**

15'5 x 7'11 (4.70m x 2.41m)

With a range of grey painted wall and base units, contrasting work surfaces and tiled reveals, incorporating a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, space for a cooker, a central heating radiator, a tiled floor and a light to the ceiling.



**LOBBY**

3'10 x 5'0 (1.17m x 1.52m)

The lobby with a tiled floor and there is another small room with a u.PVC double glazed window and measures 3'10 x 2'2.

## 18 COLUMBIA ROAD, GRIMSBY

### **BATHROOM**

6'7 x 7'7 (2.01m x 2.31m)

The bathroom with a white suite comprising of a panelled bath, a pedestal was hand basin and a toilet all with chrome fittings. A u.PVC double glazed window, fully tiled walls and floor, a central heating radiator and a light to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation with a split level landing and doors to all rooms lead off. There are two lights and loft access to the ceiling.

### **BEDROOM 1**

10'9 x 12'8 (3.28m x 3.86m)

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



### **BEDROOM 2**

10'10 x 9'9 (3.30m x 2.97m)

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

### **BEDROOM 3**

11'3 x 8'1 (3.43m x 2.46m)

This bedroom is to the back of the property with a u.PVC double glazed window, a central heating radiator, a built in cupboard housing the central heating boiler and there is a light to the ceiling.



## 18 COLUMBIA ROAD, GRIMSBY

### **SHOWER ROOM**

8'1 x 2'10 (2.46m x 0.86m)

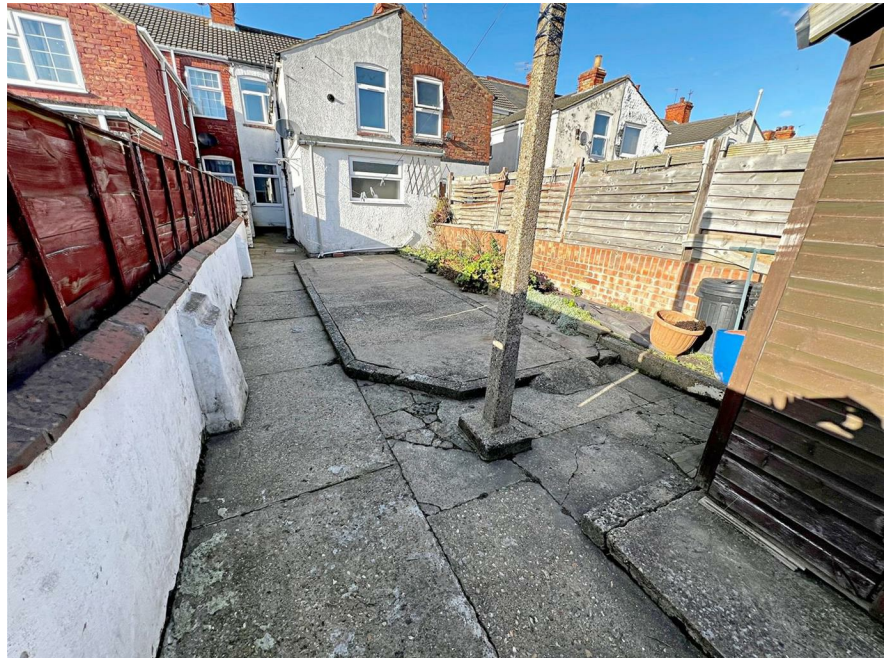
The shower room with a shower enclosure and a Triton electric shower, a pedestal wash hand basin and a toilet both with chrome fittings. A u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



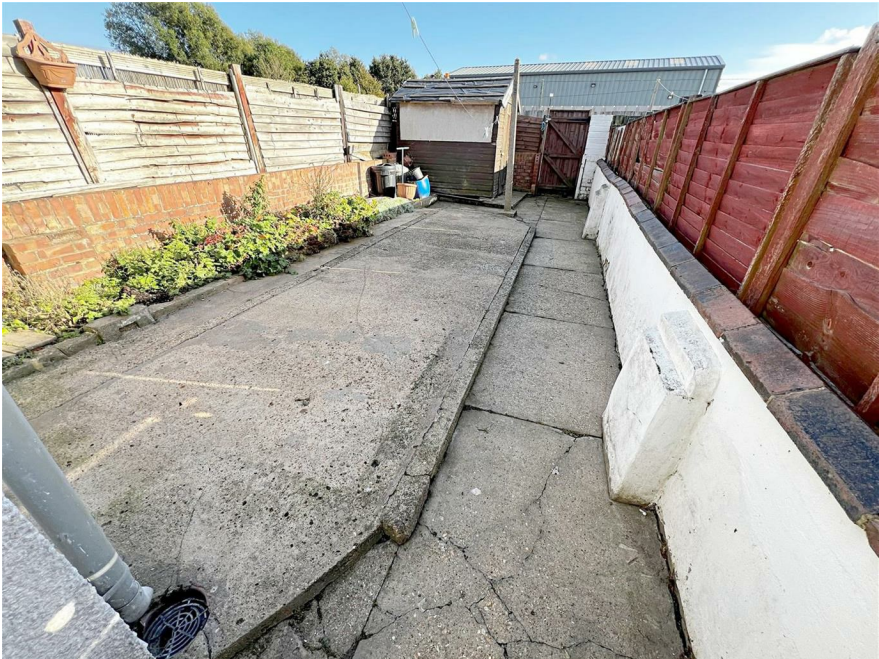
### **OUTSIDE**

The front garden has a walled boundary with a wrought iron gate and it is concreted for ease of maintenance.

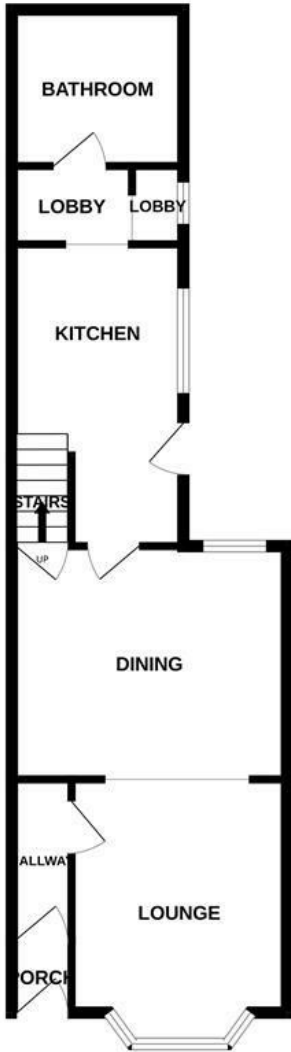
The rear garden has a walled and fenced boundary with a metal gate and is concreted for ease of maintenance.



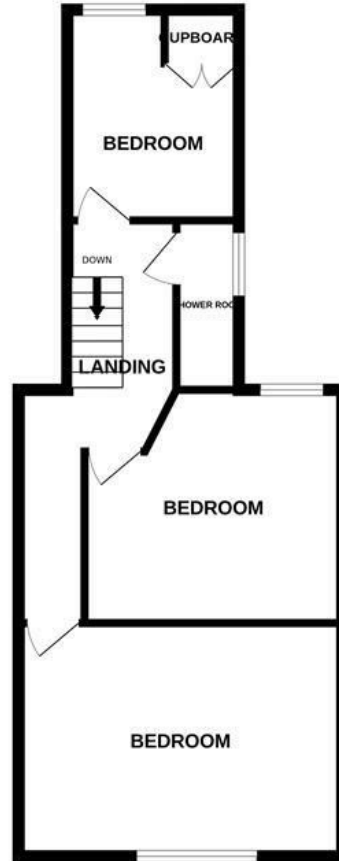
OUTSIDE



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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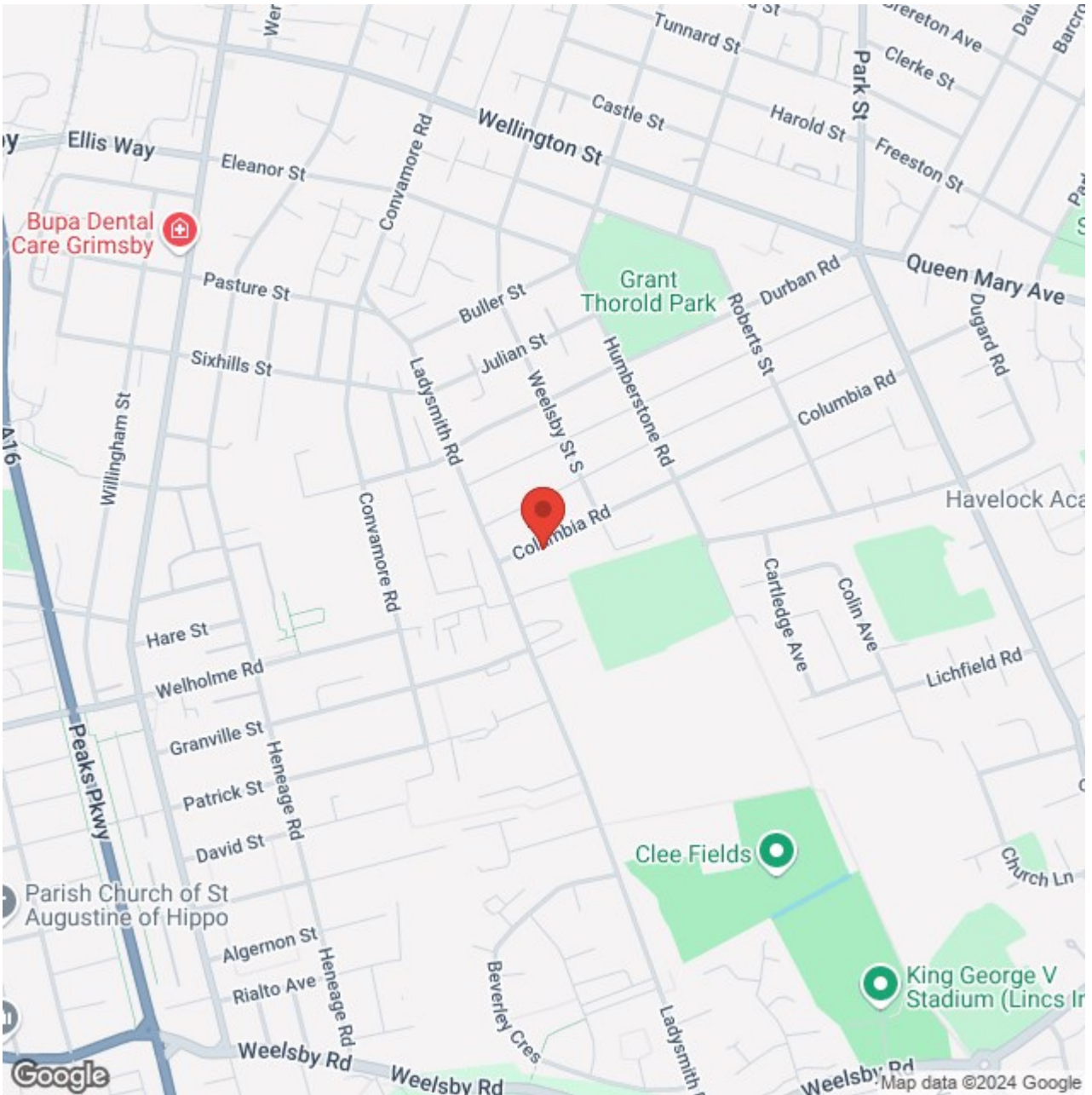


## Energy Efficiency Rating

|  | Current                 | Potential   |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (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>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
|  | <b>66</b>               | <b>82</b>   |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |  |

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

|   | Current                 | Potential   |
|---|-------------------------|---|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (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>   |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
|   |                         |   |
| <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.

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*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