

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

2 CHAPEL ROW FLEETWAY, NORTH COTES GRIMSBY

PURCHASE PRICE £155,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£155,000

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



2 CHAPEL ROW FLEETWAY, NORTH COTES GRIMSBY

Nestled in a charming village setting, this well-presented mid-link cottage offers a delightful retreat. With two reception rooms and two double bedrooms, there's ample space for relaxation and entertaining. The fitted kitchen and beautiful upstairs bathroom provide modern convenience, while a downstairs shower room adds practicality. A parking space and garage ensures convenience, while double glazing enhances energy efficiency. Embracing rustic charm, the cottage features coal-fired heating, creating a cosy atmosphere throughout. The cottage comes with a current Electrical Safety certificate, East Lindsey District Council extension approval certificates, chimney sweeping certificates for the last three years.

ENTRANCE PORCH

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

LOUNGE

11'10 x 9'9 (3.61m x 2.97m)

The lounge is to the front of the cottage with a u.PVC double glazed bow window, a double radiator, three socket outlets, wall lights and there are beams to the ceiling.



LOUNGE



2 CHAPEL ROW FLEETWAY, NORTH COTES GRIMSBY

MIDDLE ROOM

11'10 x 9'9 (3.61m x 2.97m)

With a red brick fireplace with a coal fire which also provides the heating for the cottage, stairs to the first floor accommodation, wall lights and feature beams to the fire, walls and ceiling.



MIDDLE ROOM



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KITCHEN

10'4 x 8'9 (3.15m x 2.67m)

The kitchen with a range of cream wall and base units with contrasting work surfaces and a breakfast bar, a stainless steel sink unit with a black mixer tap. An integral electric oven and hob with a stainless steel extractor above, plumbing for a washing machine, space for an under counter fridge and freezer. A u.PVC double glazed window, park tiled walls, a double radiator, a tiled floor and there is a door to the lobby. There is two light tube down lighters and spot lights to the ceiling.



KITCHEN



LOBBY

The lobby with a radiator, a tiled floor, a u.PVC double glazed door to the garden and there is spot lights to the ceiling.

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SHOWER ROOM

5'10 x 4'6 (1.78m x 1.37m)

The shower room with a shower enclosure with an electric shower, a pedestal wash hand basin with chrome taps and a WC with a central chrome flush. A u.PVC double glazed window, tiled walls and floor, a chrome ladder style radiator and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms lead off and there is two lights to the ceiling.

BEDROOM 1

11'10 x 10'1 (3.61m x 3.07m)

This double bedroom to the front of the cottage with two u.PVC double glazed windows, a double radiator, two loft access's and a light to the ceiling.



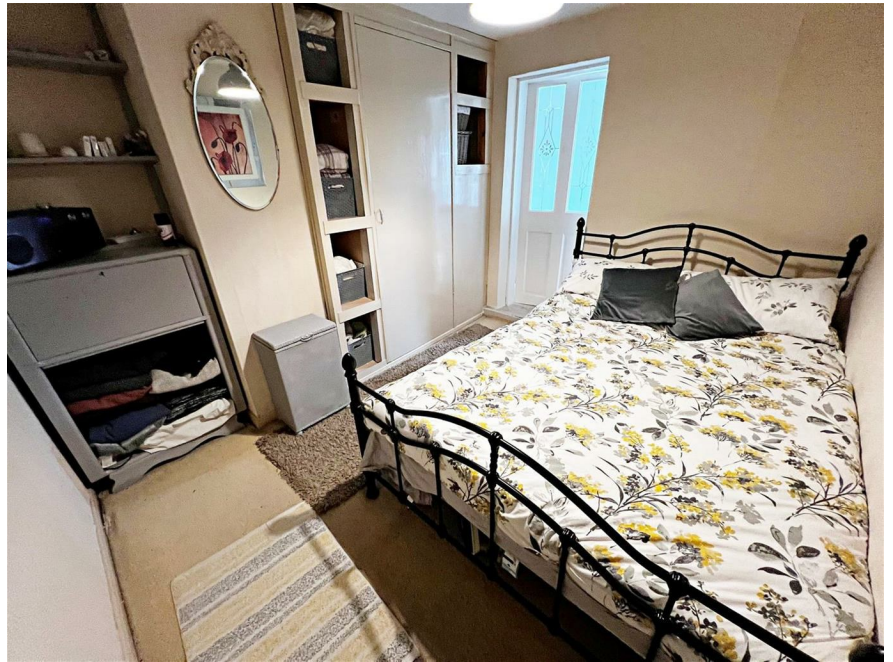
BEDROOM 1



BEDROOM 2

9'8 x 9'0 (2.95m x 2.74m)

Another double bedroom in the middle of the cottage with a built in wardrobe and shelves. There is a light to the ceiling and door to the bathroom.



2 CHAPEL ROW FLEETWAY, NORTH COTES GRIMSBY

BATHROOM

11'0 x 5'0 (3.35m x 1.52m)

The bathroom with a white suite comprising of a freestanding bath with a freestanding chrome mixer shower tap, a pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. A separate shower enclosure with a plumbed shower. A u.PVC double glazed window, fully tiled walls and floor, a radiator and wall lights.



OUTSIDE

The front garden is open and is block-paved, there is shared access to the other cottages in the row and opposite is the garage and parking space.

The bijou rear garden has a fenced boundary and is paved with solid fuel and log storage area, a timber shed and a greenhouse and there is a wooden gate to the shared garden.



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SHARED GARDEN

There is an understanding with the church and neighbours that you can use this lawned piece of land and there is a timber shed at the bottom and a path in between numbers 2 and 3.



GARAGE & PARKING

Opposite the cottage there is a metal a parking space and a metal garage with light and power within.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




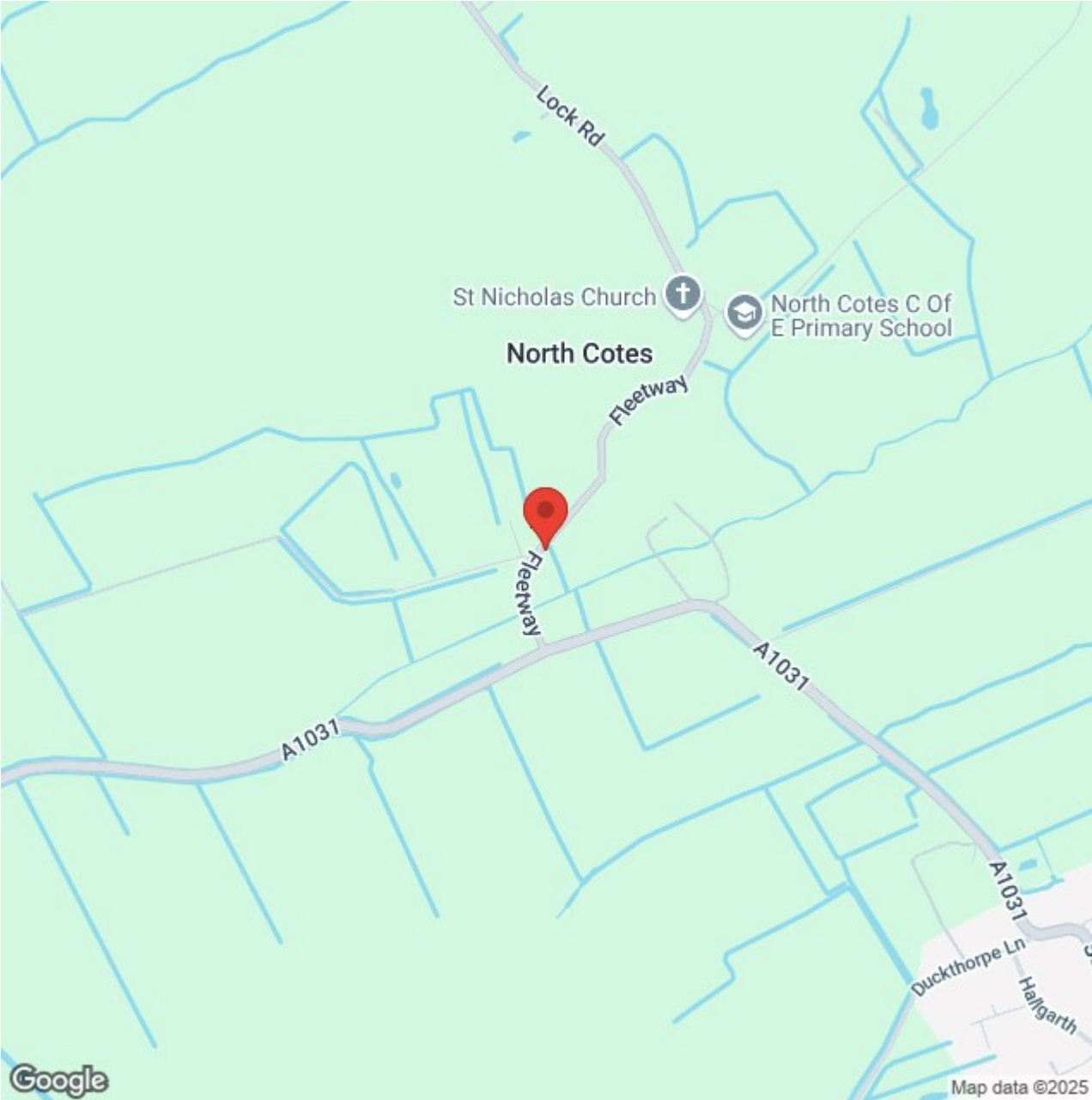
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

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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.

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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.**

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