

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

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[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES

**PURCHASE PRICE £59,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£59,950

#### 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



## **BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES**

Bettles, Miles and Holland are pleased to offer for sale this two bedroomed ground floor flat a stones throw from the beach and close to all the local amenities that Cleethorpes has to offer. The flat is accessed via a communal porch into a communal hall then into the flat which comprises of hall, lounge, fitted kitchen, bathroom with shower over the bath and two bedrooms. The flat benefits from u.PVC double glazing and gas central heating and also benefits from both the front and rear gardens. This flat is offered for sale with no chain and also comes with the freehold.

### **PORCH**

Through a u.PVC double door into the communal porch

### **COMMUNAL HALL**

Through a wooden and glazed door into the communal hall with a light and coving to the ceiling and doors to flats

### **HALL**

Through a wooden door into the hall with laminate to the floor and a light to the ceiling and all panel doors lead off

### **LOUNGE**

10'0 x 8'11 (3.05m x 2.72m)

With a u.PVC double glazed window to the side, a central heating radiator, laminate to the floor and a light to the ceiling.



### **KITCHEN**

8'11 x 9'09 (2.72m x 2.97m)

With a range of cream wall and base units with contrasting work surfaces. A cream sink and drainer with chrome mixer tap over, tiled splash backs. A central heating radiator, a light and coving to the ceiling and a tiled floor. A u.PVC double glazed window to the side and a u.PVC double glazed door to the side leading to the garden.





## **BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES**

### **KITCHEN**



### **LOBBY**

With a tiled floor

### **BATHROOM**

8'10 x 6'05 decreasing to 3'05 (2.69m x 1.96m decreasing to 1.04m)

With a cream suite comprising of a low flush WC, pedestal wash hand basin and a paneled bath with a shower over and a glass shower screen. A chrome ladder style radiator, fully tiled walls, vinyl to the floor and a light and coving to the ceiling.



## BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES

### BATHROOM



### BEDROOM 1

10'02 x 12'11 (3.10m x 3.94m)

With a u.PVC double glazed bay window to the front, a central heating radiator, laminate to the floor and a light to the ceiling.



## BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES

### **BEDROOM 1**



### **BEDROOM 2**

7'01 x 11'09 (2.16m x 3.58m)

With a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling





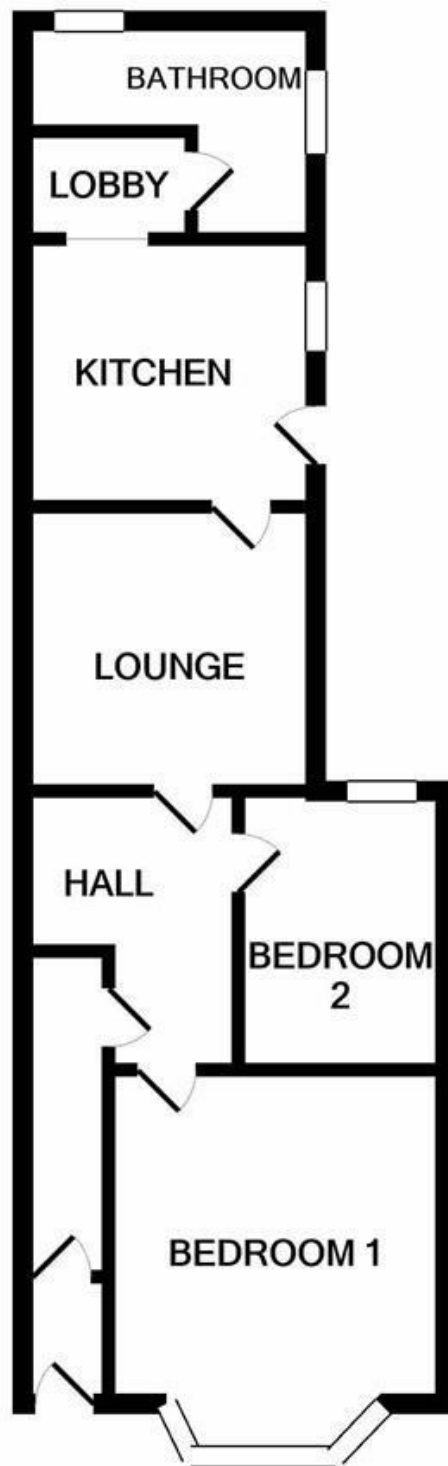
## BOTTOM FLAT 6 DOLPHIN STREET, CLEETHORPES

### **GARDEN**

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

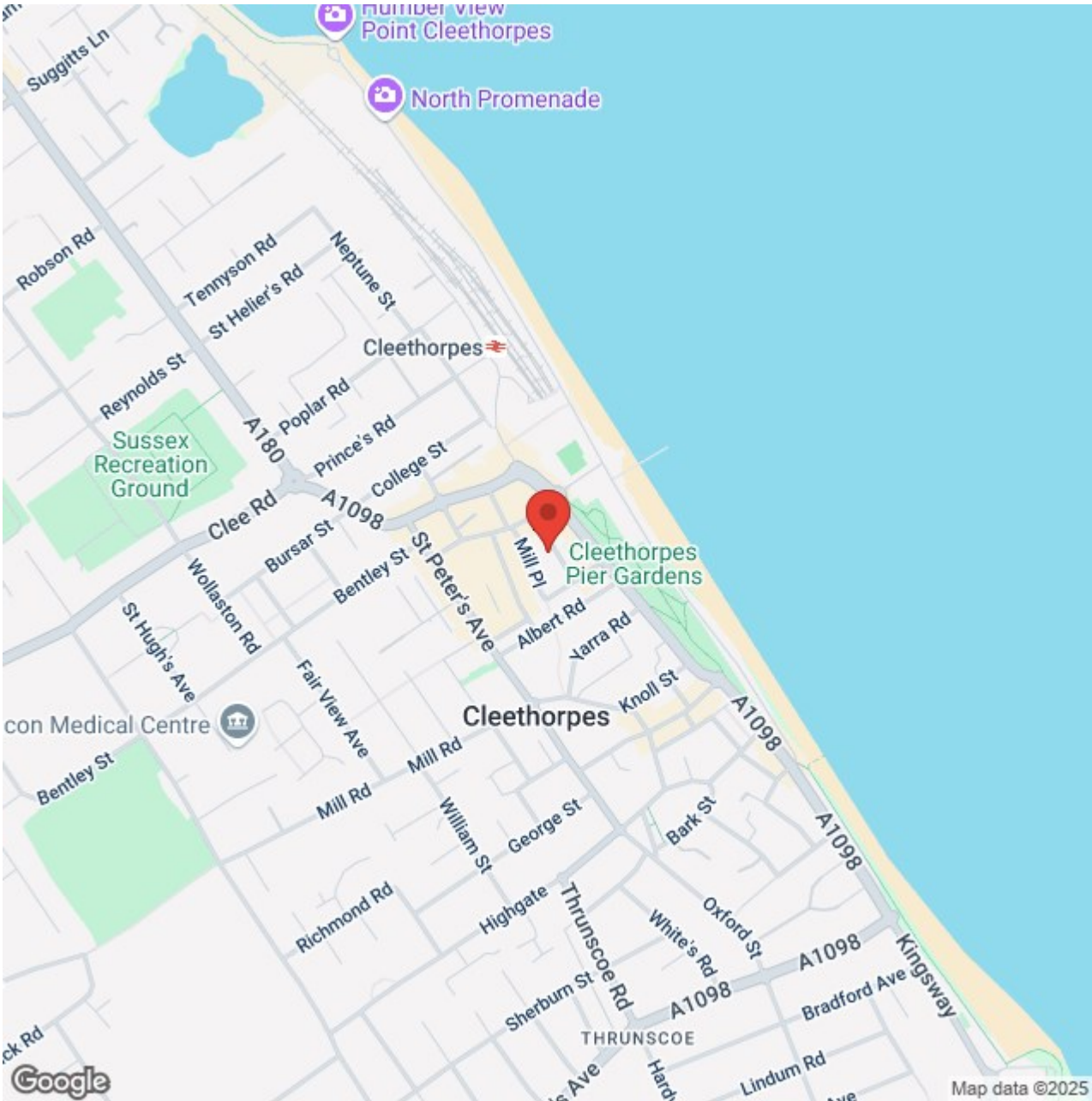
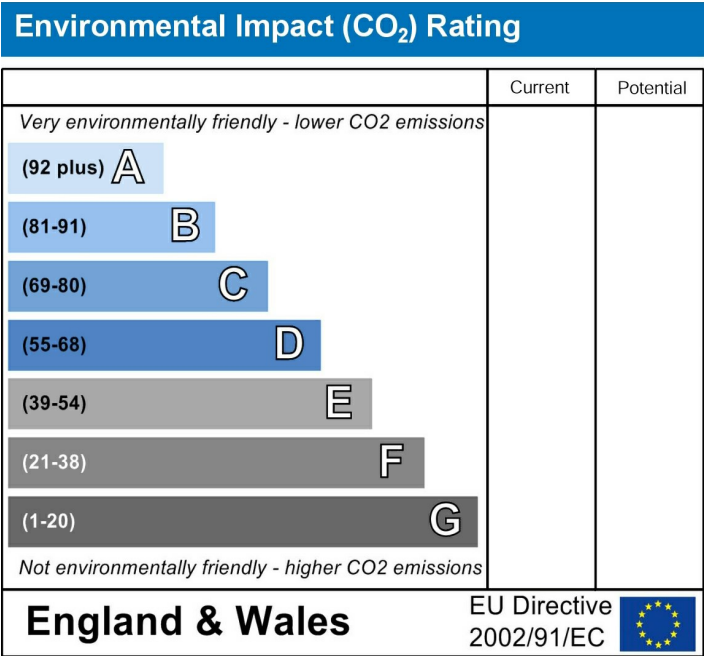
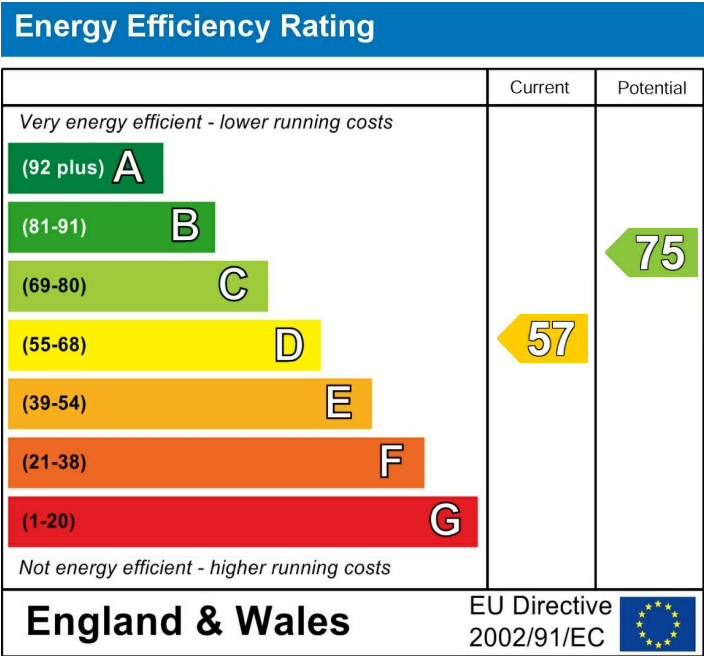
The rear garden has a walled and fenced boundary with a wooden gate and is concreted and decked for ease of maintenance.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

### **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](mailto: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 of £495 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