

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

2 WESTFIELD ROAD, WALTHAM GRIMSBY

PURCHASE PRICE £185,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£185,000

TENURE

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



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2 WESTFIELD ROAD, WALTHAM GRIMSBY

Nestled on Westfield Road in the charming area of Waltham, Grimsby, this delightful detached bungalow presents an excellent opportunity for those seeking a home with potential. Offered for sale with no chain, this property is ideal for buyers looking to put their own stamp on a residence that is in need of updating.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge serves as a perfect gathering spot, while the kitchen and bathroom offer functional spaces that can be transformed to suit your personal style.

Outside, the property boasts both front and rear gardens, allowing for outdoor enjoyment and the possibility of creating a lovely garden retreat. The driveway accommodates parking for up to five vehicles, ensuring convenience for residents and guests alike. Additionally, a detached garage provides further storage options or could be utilised as a workshop.

Situated in a good location, this bungalow is close to local amenities and offers a peaceful residential setting. Whether you are a first-time buyer, a downsizer, or an investor, this property holds great promise. With its potential for modernisation and the benefit of no onward chain, this bungalow is a rare find in today's market. Don't miss the chance to explore the possibilities that await you in this lovely home.

ENTRANCE PORCH

Through u.PVC double glazed double doors into the porch with a hardwood and glazed door into the hall.

HALL

The hall where doors to all rooms lead off, there is an electric storage heater and a light to the ceiling.

LOUNGE

15'11 x 12'6 (4.85m x 3.81m)

The lounge is to the front of the property with a u.PVC double glazed walk in bay window, two u.PVC double glazed windows to the side, an electric storage heater, a tiled fire surround and there is a light and coving to the ceiling.



2 WESTFIELD ROAD, WALTHAM GRIMSBY

LOUNGE



KITCHEN

12'10 x 8'5 (3.91m x 2.57m)

The kitchen with white base units, contrasting work surfaces and tiled splash backs, a stainless steel sink unit with a chrome mixer tap. A pantry cupboard and two built in cupboards, a u.PVC double glazed window, a hardwood door and a light to the ceiling.



2 WESTFIELD ROAD, WALTHAM GRIMSBY

KITCHEN



REAR PORCH

With u.PVC double glazed windows to three sides and a u.PVC double glazed door.

BEDROOM 1

12'5 x 10'5 (3.78m x 3.18m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a built in wardrobe, an electric storage heater, a light and coving to the ceiling.



2 WESTFIELD ROAD, WALTHAM GRIMSBY

BEDROOM 1



BEDROOM 2

8'5 x 8'5 (2.57m x 2.57m)

Bedroom two is to the back of the property with a u.PVC double glazed window, a light and coving to the ceiling.



2 WESTFIELD ROAD, WALTHAM GRIMSBY

BATHROOM

8'5 x 5'7 (2.57m x 1.70m)

The bathroom with a white suite comprising of a free standing claw foot bath with a chrome mixer shower tap, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, shower boarding to the walls, a chrome ladder style electric radiator, vinyl to the floor, a light and loft access to the ceiling.



GARAGE

The detached brick garage with wooden doors, a u.PVC double glazed window and a timber door to the side and there is light and power within.

OUTSIDE

The front garden has a fenced boundary with wrought iron gates and is laid to concrete for ease of maintenance. There is a concrete drive leading to the detached garage.

The rear garden has a fenced and hedged boundary and is laid to lawn with established borders and a patio area.

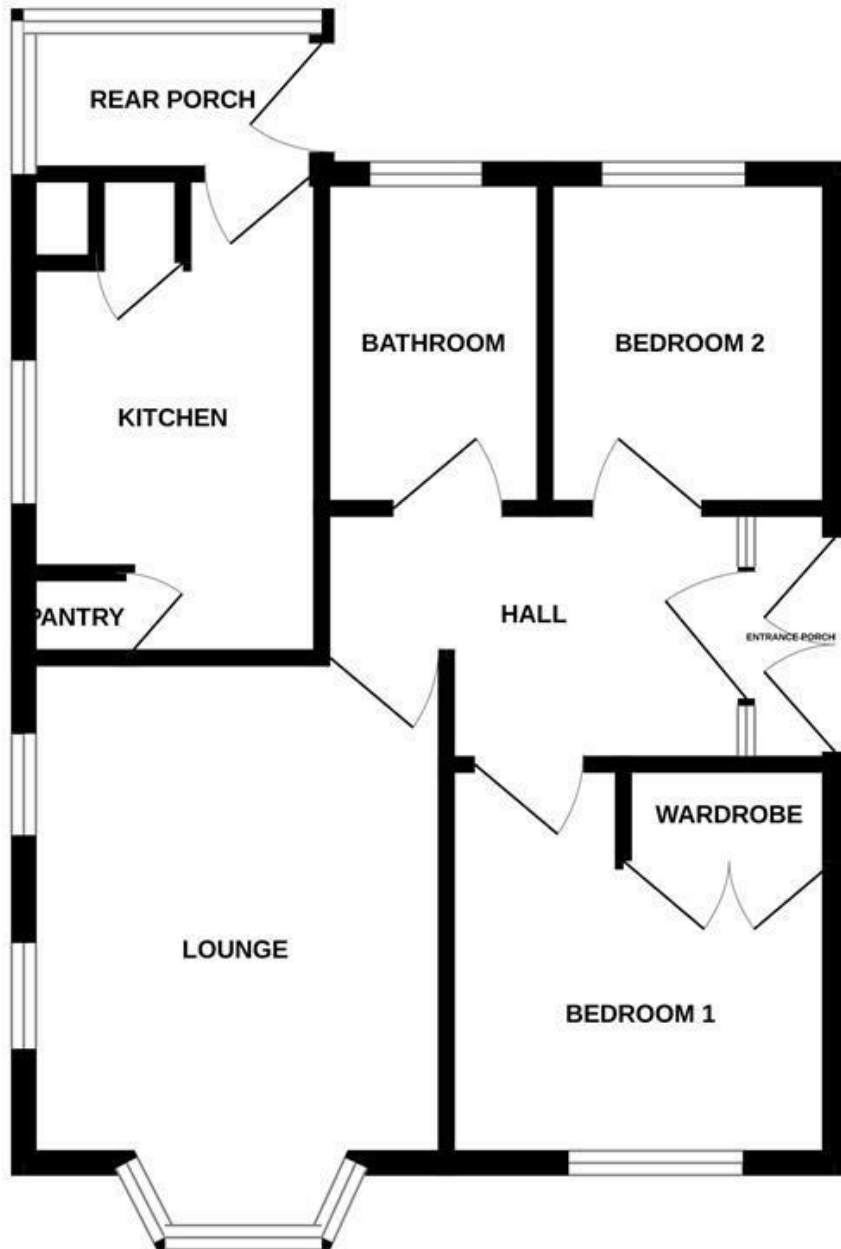


OUTSIDE

2 WESTFIELD ROAD, WALTHAM GRIMSBY




GROUND FLOOR




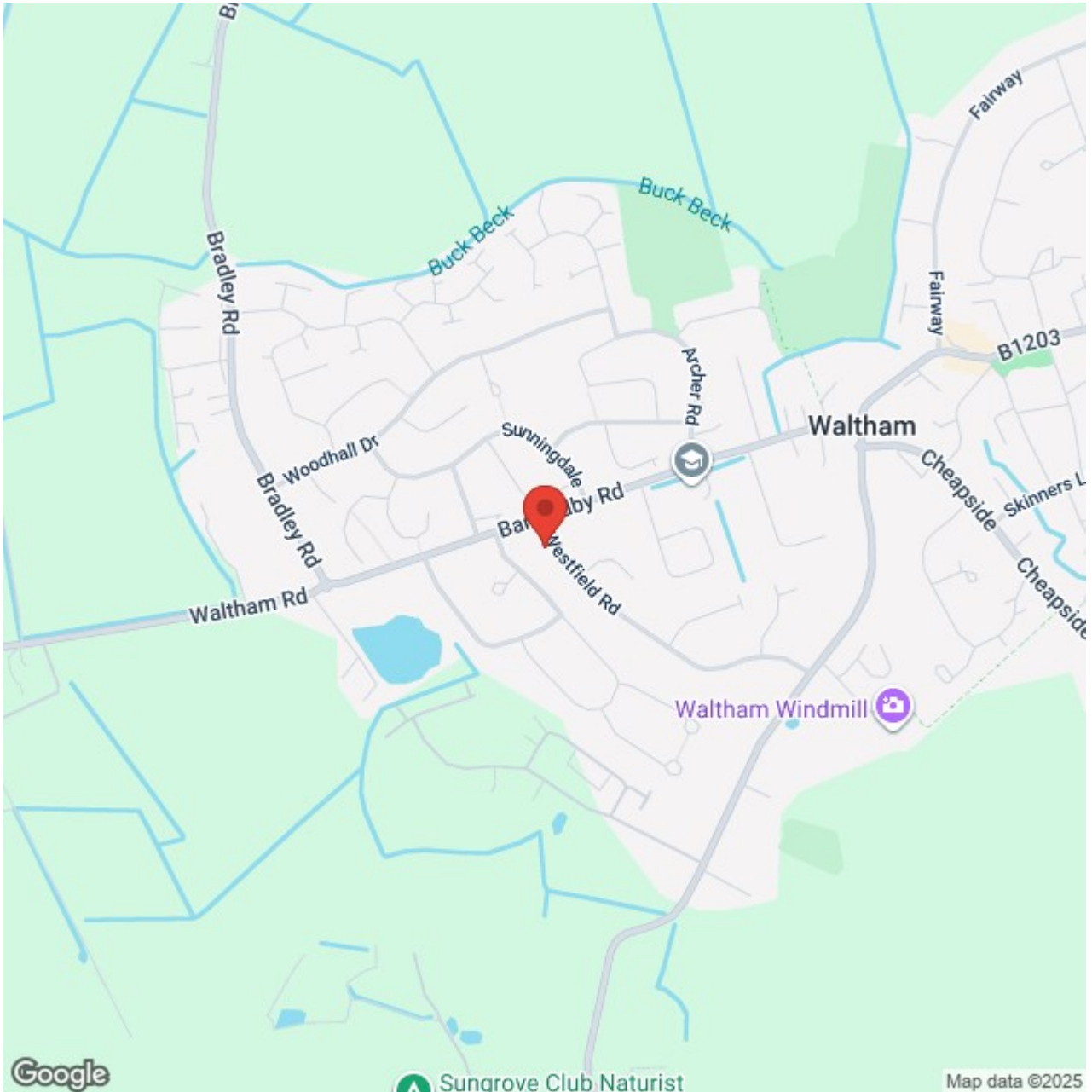
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
		85
	56	
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.

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.

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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 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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