

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

FFF 278 HENEAGE ROAD, GRIMSBY

PURCHASE PRICE £40,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£40,000

TENURE

We understand the property to be Leasehold, with a 125 year lease from 1st May 1991 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



FFF 278 HENEAGE ROAD, GRIMSBY

Nestled on Heneage Road in the heart of Grimsby, this charming first-floor flat presents an excellent opportunity for both first-time buyers and seasoned investors alike. Offered for sale with no chain and sold as seen, this property is ready for you to make it your own.

The flat features two bedrooms, providing ample space for relaxation or study. The inviting lounge serves as a perfect gathering spot, ideal for entertaining guests or enjoying a quiet evening in. The kitchen is functional and ready for your culinary adventures, while the bathroom offers essential amenities for your daily routine.

Benefiting from u.PVC double glazing, the flat ensures warmth and comfort throughout the year, complemented by efficient gas central heating. This property is not only practical but also presents a fantastic investment opportunity.

With its convenient setting and potential for personalisation, this flat on Heneage Road is a must-see for anyone looking to enter the property market or expand their portfolio. Don't miss out on the chance to secure this delightful home.

Please note this property is sold as seen and 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 HALL

Through a u.PVC double glazed door into the hall with a central heating radiator and stairs to the accommodation.

HALL

Up the stairs to the hall where doors to all rooms lead off. There is a storage cupboard, two lights and loft access to the ceiling.

LOUNGE

14'0 x 12'0 (4.27m x 3.66m)

The lounge is to the front with a u.PVC double glazed window, a wooden fire surround with a marble effect back and heart and a pebble effect electric fire, a central heating radiator, a light and coving to the ceiling.



KITCHEN/BREAKFAST ROOM

13'0 x 8'11 (3.96m x 2.72m)

The kitchen with white wall and base units, contrasting work surfaces, tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob and a stainless steel extractor fan above. There is central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN/BREAKFAST ROOM

FFF 278 HENEAGE ROAD, GRIMSBY

BATHROOM

7'10 x 9'2 (2.39m x 2.79m)

The bathroom with a white suite and comprises of a panelled bath with a chrome mixer tap and a plumbed shower over, a pedestal wash hand basin with chrome taps, a bidet and a toilet. A u.PVC double glazed window, a cupboard housing the central heating boiler, a central heating radiator and a light to the ceiling.



BEDROOM 1

14'2 x 12'0 (4.32m x 3.66m)

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

BEDROOM 2

7'11 x 9'2 (2.41m x 2.79m)

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



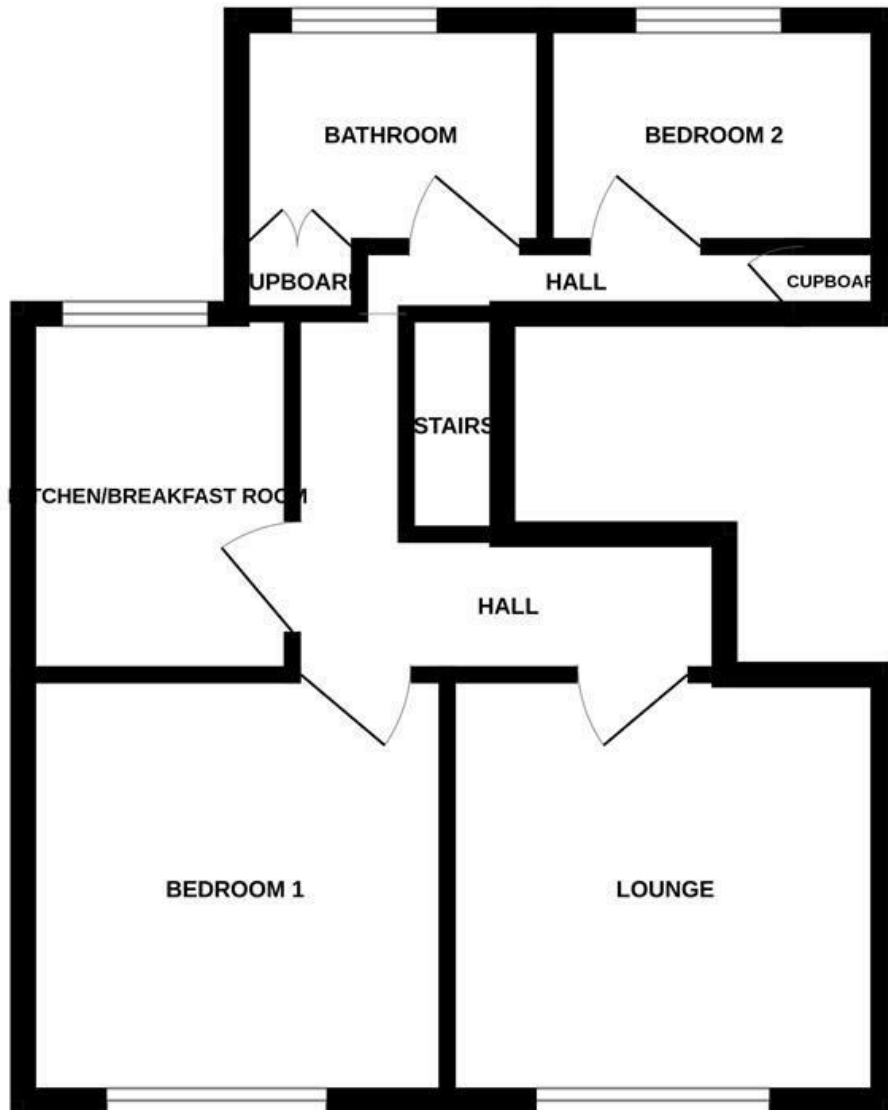
OUTSIDE

The flat is accessed via Patrick Street, down the alley and into the rear garden which has a fenced boundary with a wooden gate and is laid to lawn with a pathway leading to the flat.

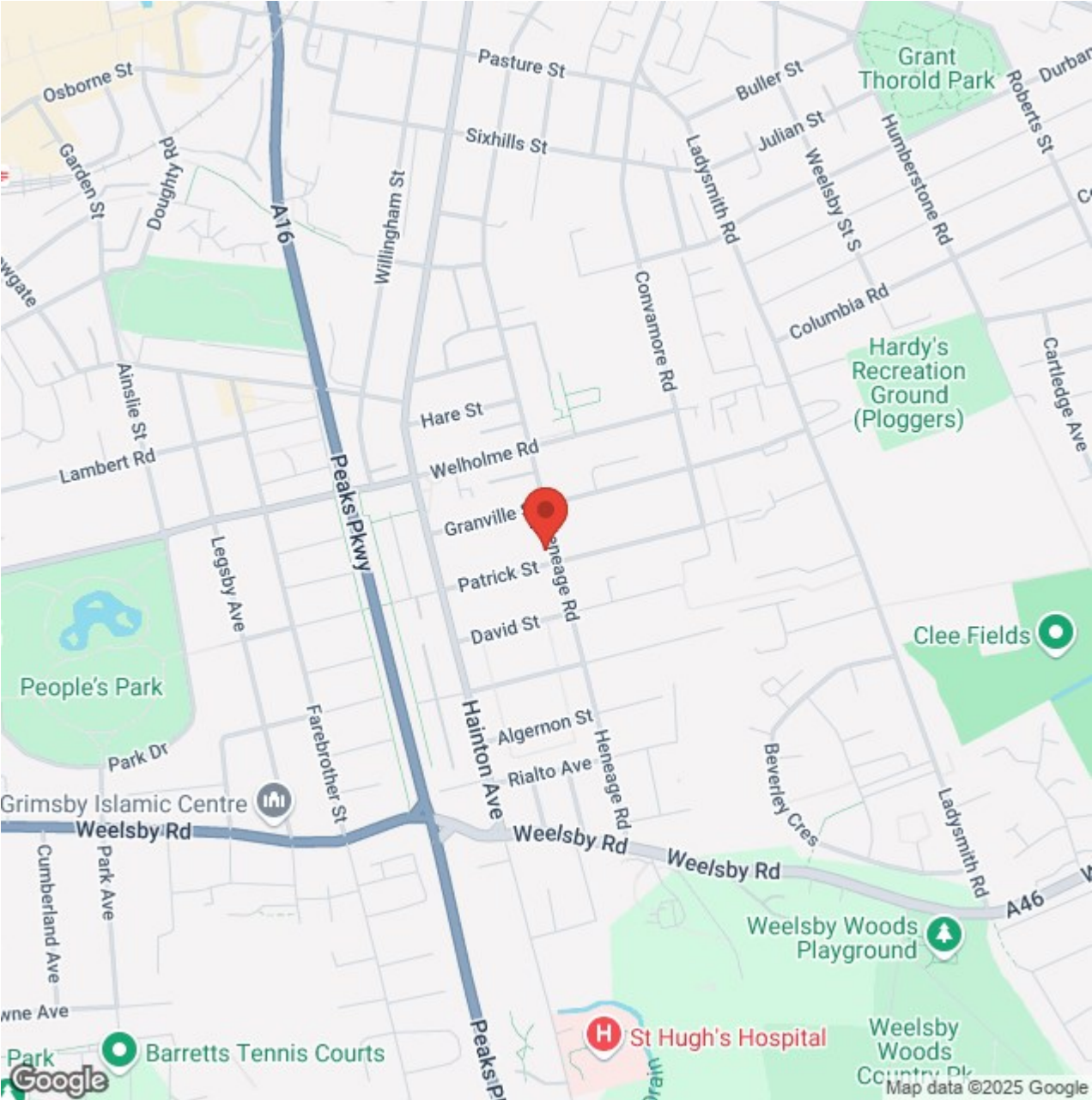
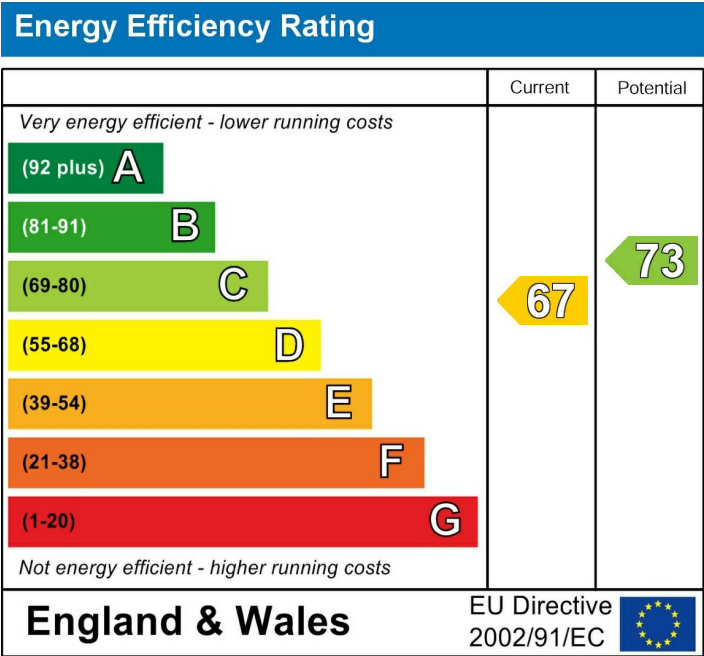
LEASE

125 year lease from 1st May 1991 ground rent is £1:00 if demanded.

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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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.

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