

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

326 GRIMSBY ROAD, CLEETHORPES

PURCHASE PRICE £220,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£220,000

TENURE

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



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326 GRIMSBY ROAD, CLEETHORPES

Nestled on Grimsby Road in the charming coastal town of Cleethorpes, this stunning semi-detached house offers a delightful blend of modern living and comfort. With a light and airy decor throughout, the property welcomes you into a spacious entrance hall that leads to a generous lounge/diner, perfect for both relaxation and entertaining.

The heart of the home is undoubtedly the modern fitted kitchen, which comes complete with integral appliances, making it a joy for any culinary enthusiast. The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The contemporary four-piece bathroom is designed with both style and functionality in mind, ensuring a serene retreat at the end of the day.

Outside, the property is equally impressive, featuring front, rear, and side gardens that offer a wonderful outdoor space for gardening or enjoying the fresh air. A detached garage provides convenient parking and additional storage, while the driveway accommodates parking for up to three vehicles, a rare find in this area.

With double glazing and gas central heating, this home ensures warmth and comfort throughout the seasons. This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking for a family home or a peaceful retreat by the coast, this residence on Grimsby Road is sure to impress. Don't miss the opportunity to make it your own.

ENTRANCE HALL

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, a central heating radiator, a tiled floor, a light and coving to the ceiling. There is an under stairs cupboard housing the central heating boiler.



LOUNGE AREA

11'11 x 14'9 (3.63m x 4.50m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a light and coving to the ceiling



LOUNGE AREA



DINING ROOM AREA

8'7 x 9'11 (2.62m x 3.02m)

The dining area with u.PVC double glazed sliding doors, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



LOUNGE/DINING AREA



326 GRIMSBY ROAD, CLEETHORPES

KITCHEN

8'2 x 12'4 (2.49m x 3.76m)

The modern kitchen with a range of pale grey wall and base units, contrasting work surfaces and tiled reveals, a grey sink unit with a chrome mixer tap. An integrated washing machine, dishwasher and fridge/freezer, there is a housed electric oven, a gas hob with a housed extractor fan above. A u.PVC double glazed window and door, a tiled floor, spotlights and coving to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, there is a u.PVC double glazed window, loft access, a light and coving to the ceiling.



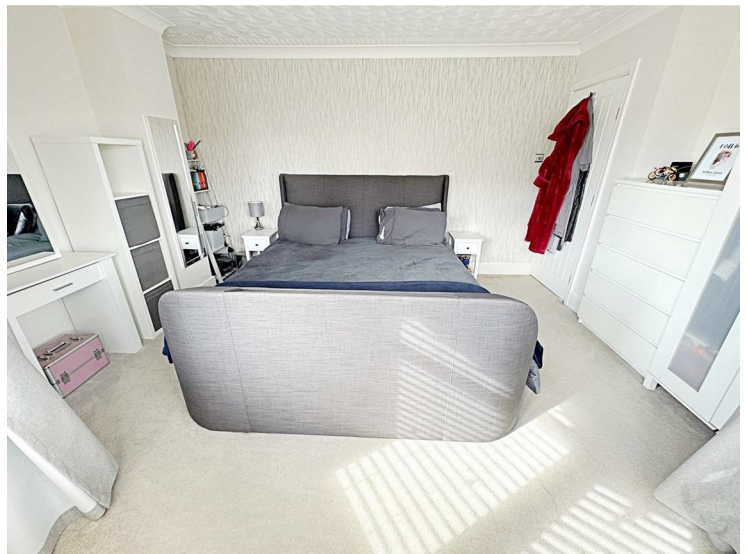
BEDROOM 1

9'10 x 14'8 (3.00m x 4.47m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a vertical central heating radiator, a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

10'5 x 13'5 (3.18m x 4.09m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, a light and coving to the ceiling.



BEDROOM 3

6'1 x 7'10 (1.85m x 2.39m)

Bedroom 3 is to the front of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



BATHROOM

8'2 x 9'0 (2.49m x 2.74m)

The bathroom with a white suite comprising on a panelled bath with a chrome mixer shower tap, a wall hung vanity sink unit and a toilet all with chrome fittings and a separate shower enclosure. A u.PVC double glazed window, a vertical central heating radiator, fully tiled walls and floor, a light and coving to the ceiling.



GARAGE

The detached brick garage with an up and over door, a u.PVC double glazed window and door to the side.



326 GRIMSBY ROAD, CLEETHORPES

OUTSIDE

The front garden has a walled and wrought iron boundary with a wrought iron gate and is laid to decorative stones for ease of maintenance and there is a block-paved path to the front door.

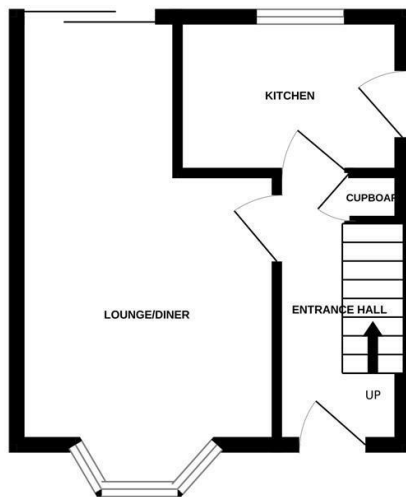
The side garden with a walled and fenced boundary and again is laid to decorative stones and the block-paving leads into the back garden. There is parking for two cars from accessed from Machray Place.



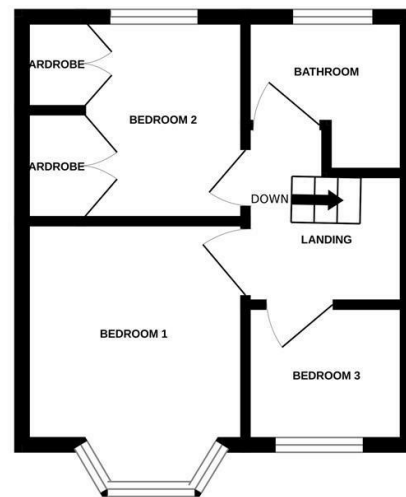
OUTSIDE



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

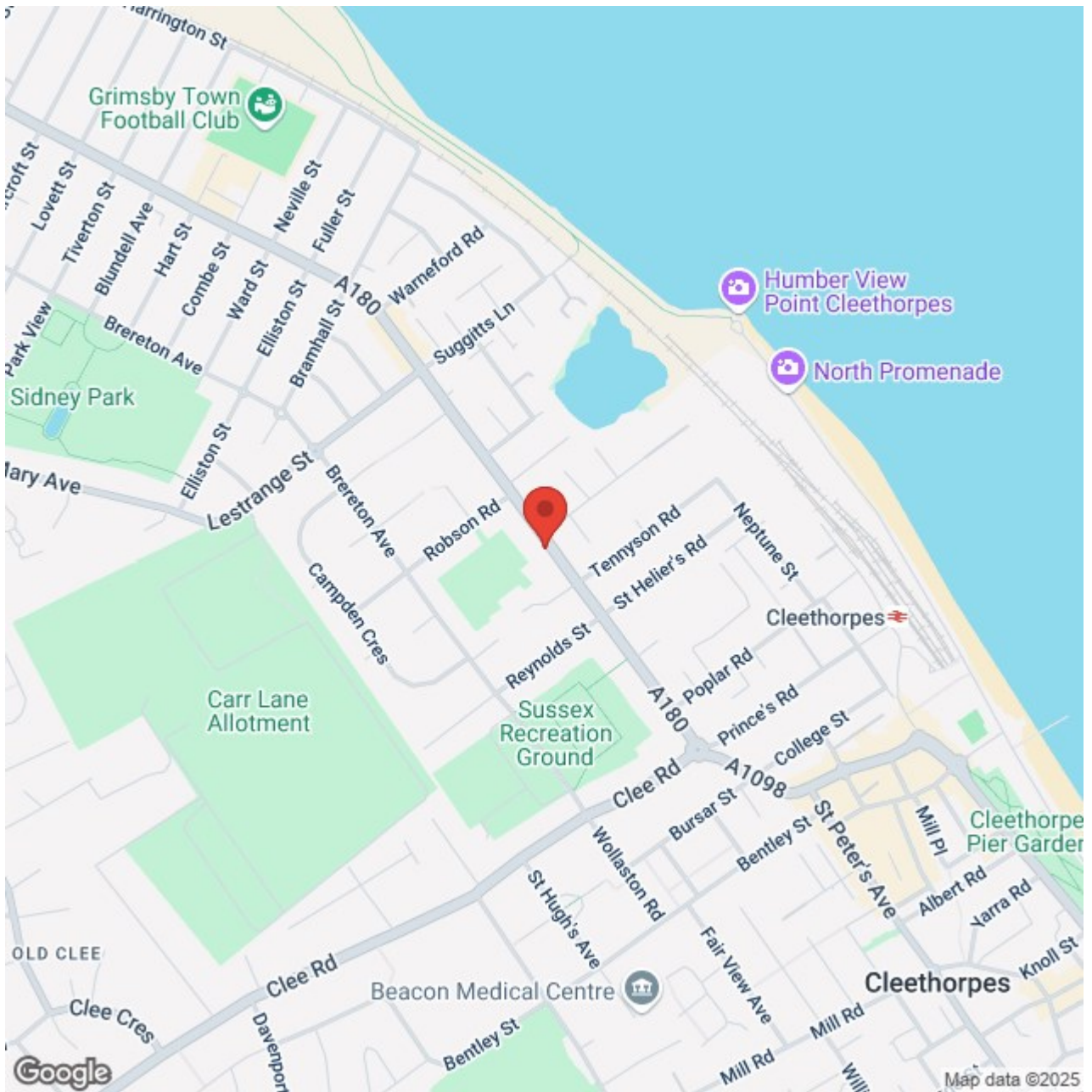
Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		

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

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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.)

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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