

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

2 TREFOIL CLOSE, SCARTH GRIMSBY

PURCHASE PRICE £150,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£150,000

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



2 TREFOIL CLOSE, SCARTHO GRIMSBY

Bettles, Miles & Holland Estate Agents are now in receipt of an offer for the sum of £143,000 for 2 Trefoil Close, Grimsby, N E Lincs, DN33 3BB. Anyone wishing to place an offer on this property should contact Bettles, Miles & Holland 15 Sea View Street, Cleethorpes N E Lincs, DN35 8EU on 01472 698698 before exchange of contracts.

Nestled in the tranquil Trefoil Close, Scartho, Grimsby, this charming semi-detached house, built in 2017, presents an excellent opportunity for those seeking a modern home without the hassle of a chain. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is a contemporary living/dining/kitchen area, designed with modern living in mind. This open-plan space is perfect for family gatherings or hosting friends, and it features a stylish kitchen that is sure to impress. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The property comprises three comfortable bedrooms, with the master bedroom benefiting from an ensuite for added privacy and convenience. A family bathroom serves the second and third bedrooms ensuring that all needs are met.

Outside, the enclosed rear garden offers a peaceful retreat, ideal for enjoying sunny days or hosting barbecues. A detached garage provides additional storage space along with a parking space.

With U.PVC double glazing and gas central heating throughout, this home is not only modern but also energy-efficient, making it a wise choice for prospective buyers. This delightful property is ready to welcome its new owners and is sure to attract interest. Don't miss the chance to make this lovely house your new 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 composite front door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE

16'3 x 10'9 (4.95m x 3.28m)

The lounge is to the front of the property with u.PVC double glazed windows to the front and side, a central heating radiator and a light to the ceiling.

LOUNGE

2 TREFOIL CLOSE, SCARTH GRIMSBY

DINING AREA

7'4 x 9'11 (2.24m x 3.02m)

With u.PVC double glazed French doors into the garden, a central heating radiator and a light to the ceiling.



KITCHEN

10'1 9'11 (3.07m 3.02m)

With a range of wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob, a stainless steel extractor fan and splash back. The central heating boiler is housed in the larder cupboard and there is plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, a tiled floor and spotlights to the ceiling.



2 TREFOIL CLOSE, SCARTH GRIMSBY

KITCHEN



WC

5'10 x 2'9 (1.78m x 0.84m)

With a white toilet a corner pedestal wash hand basin with chrome taps and a tiled splash back. There is a central heating radiator, a tiled floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a central heating radiator, an airing cupboard, a light and loft access to the ceiling.

BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

The bathroom comprises of an panelled bath with a chrome mixer shower tap, a sink set in a vanity unit and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

13'11 decreasing to 10'8 x 13'10 decreasing to 10' (4.24m decreasing to 3.25m x 4.22m decreasing to 3.)

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

2 TREFOIL CLOSE, SCARTH GRIMSBY

ENSUTE

6'6 x 7'3 (1.98m x 2.21m)

With a shower enclosure and a plumbed shower, a sink set in a vanity unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 2

9'5 x 8'4 (2.87m x 2.54m)

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

BEDROOM 3

8'8 8'11 (2.64m 2.72m)

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

OUTSIDE

The front garden is laid to lawn with a path to the front door.

The back garden has a walled and fenced boundary and is laid to the lawn. There is wooden gate leading to the block-paved parking space in front of the garage.



2 TREFOIL CLOSE, SCARTH GRIMSBY

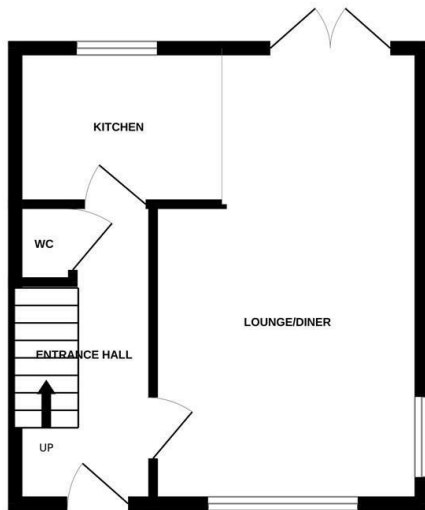
GARAGE

19'2 x 9'3 (5.79m0.61m x 2.74m0.91m)

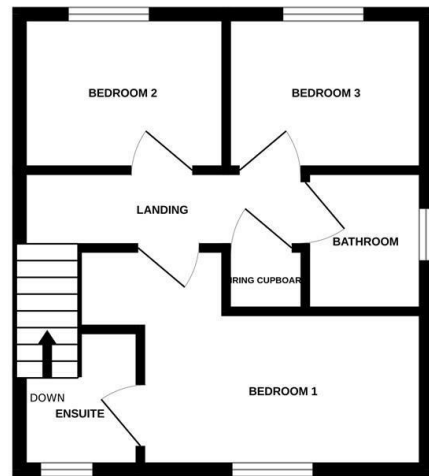
The brick built garage with an up and over door.



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		96
(81-91) B	84	
(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



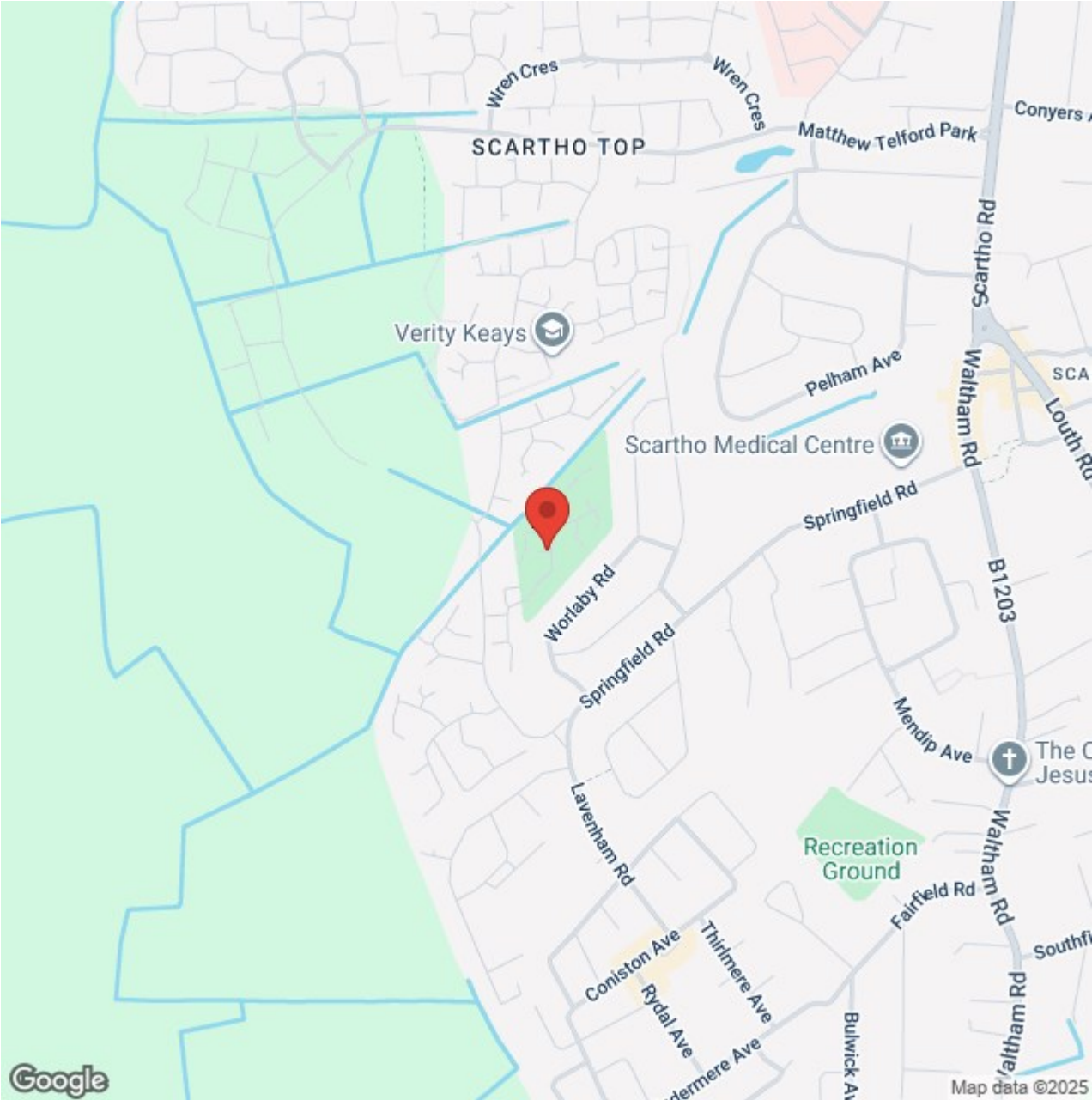
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower 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.

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