

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 16 TENNYSON ROAD, CLEETHORPES

**PURCHASE PRICE £134,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£134,000

#### TENURE

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



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## 16 TENNYSON ROAD, CLEETHORPES

Nestled on Tennyson Road in the charming coastal town of Cleethorpes, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local amenities and the picturesque seafront, making it an ideal choice for families and beach lovers alike. NO ONWARD CHAIN

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is designed for practicality, while a convenient downstairs WC and utility area enhance the home's functionality. Upstairs, you will discover three inviting bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. Off-road parking for one vehicle adds to the convenience of this charming home. The house is double glazed throughout, ensuring warmth and comfort during the cooler months, and is equipped with gas central heating for efficient warmth.

This semi-detached house on Tennyson Road is not just a home; it is a lifestyle choice, combining the joys of coastal living with the comforts of modern amenities. Don't miss the opportunity to make this lovely house your new home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



### **LOUNGE**

13'9 x 11'7 (4.19m x 3.53m)

The lounge is to the front of the property with a u.PVC double glazed bay window, a wooden fire surround with a log effect electric fire within. A central heating radiator, a light and coving to the ceiling and there is double doors to the dining room.





## 16 TENNYSON ROAD, CLEETHORPES

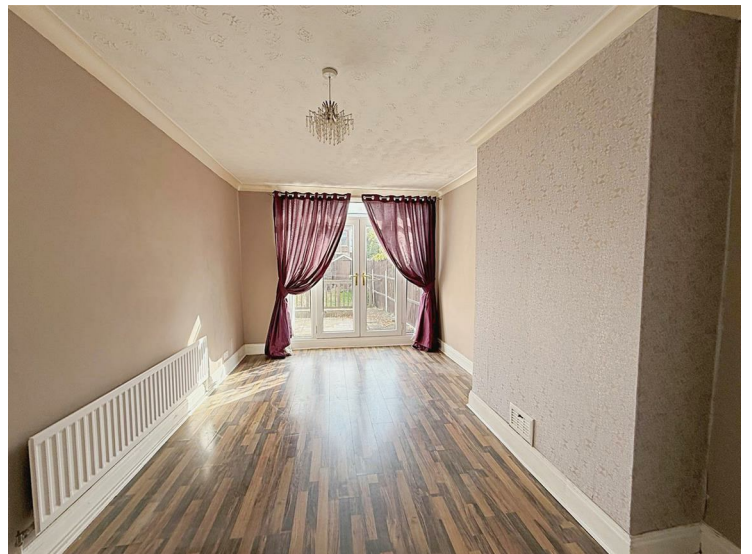
### LOUNGE



### DINING ROOM

15'11 x 10'4 (4.85m x 3.15m)

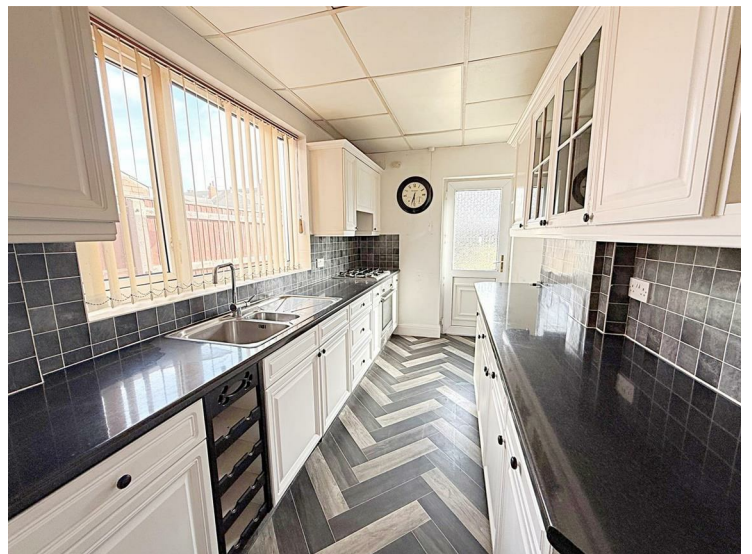
With u.PVC double glazed French doors, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



### KITCHEN

14'1 x 6'10 increasing to 8'7 (4.29m x 2.08m increasing to 2.62m)

The kitchen with a range of white wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integral electric oven, a gas hob with a housed extractor fan above. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 16 TENNYSON ROAD, CLEETHORPES

### **KITCHEN**



### **WC/UTILITY**

With a white toilet, a u.PVC double glazed window, a wall mounted central heating boiler and plumbing for a washing machine. There is laminate to the 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 light and loft access to the ceiling.

### **BATHROOM**

5'11 x 6'11 (1.80m x 2.11m)

The bathroom with a white suite comprising of panelled bath with a chrome mixer tap, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, a white ladder style central heating radiator, part tiled walls, vinyl to the floor and spotlights to the ceiling.





## 16 TENNYSON ROAD, CLEETHORPES

### **BATHROOM**



### **BEDROOM ONE**

9'4 to wardrobes x 12'2 (2.84m to wardrobes x 3.71m)

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



### **BEDROOM TWO**

11'2 x 10'2 (3.40m x 3.10m)

Another 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.



## 16 TENNYSON ROAD, CLEETHORPES

### **BEDROOM TWO**



### **BEDROOM THREE**

7'8 x 7'2 (2.34m x 2.18m)

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



### **OUTSIDE**

The front garden has a walled and fenced boundary and is laid to concrete for ease of maintenance and there is parking for one vehicle.

The rear garden has a walled and fenced boundary and is laid to lawn with established borders. There is a decked area with artificial grass and a timber shed.





## 16 TENNYSON ROAD, CLEETHORPES

### OUTSIDE



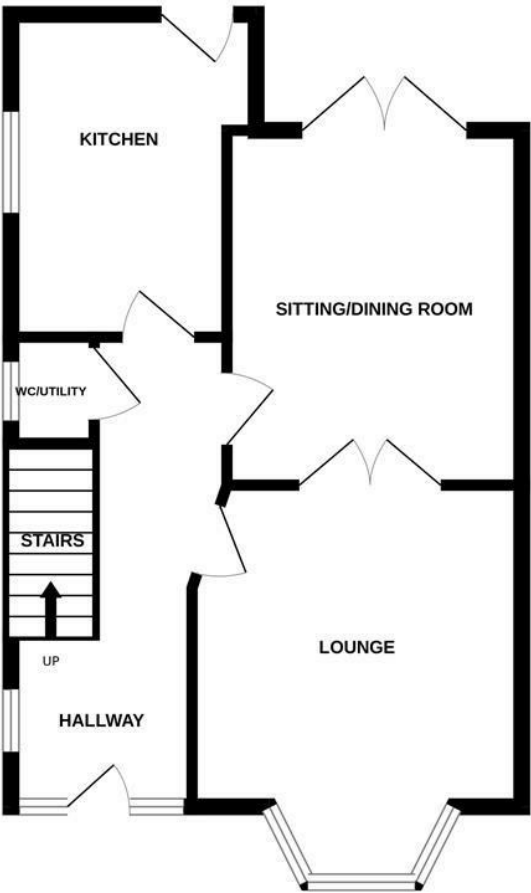
Energy Efficiency Rating

|   | 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 |                         |           |
|   | 53                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

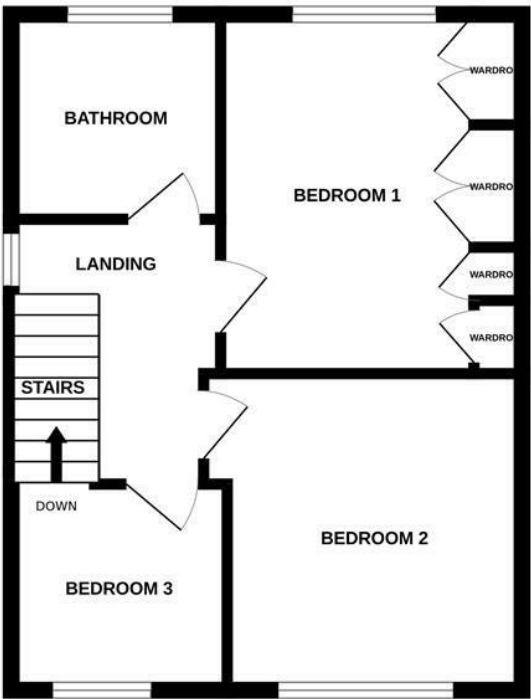
Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |                         |           |
|   |                         |           |
| England & Wales                                     | EU Directive 2002/91/EC |           |

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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## **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**

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.