

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

3A MILL HILL CRESCENT, CLEETHORPES

PURCHASE PRICE £69,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£69,950

TENURE

We understand the property to be Leasehold with 127 years remaining, this is to be confirmed by the solicitors



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



3A MILL HILL CRESCENT, CLEETHORPES

This one bedroom first floor flat has a nice secure feeling to it. The double bedroom is to the back of the property and over looks the gardens, the kitchen which is nicely organised also to the back of the property, then to the front the bathroom which again is well organised and the lounge. Through the uPVC double glazed window into the lounge you can see right up across Beacon Avenue to the trees beyond. So unusually this flat has a back garden.

*Current Lease expires in 2090 so there are 66 Years left but on completion the lease is to have an extension of 90 years so on completion there will be 156 Years unexpired.

ENTRANCE HALL

There is a uPVC double glazed door to the little hallway at the foot of the stairs.

LANDING

There is a uPVC double glazed obscure window to the side, spelled balaustrade here, a central heating radiator, a good size storage cupboard and a loft entrance too.

LOUNGE

11'6 x 11'3 (3.51m x 3.43m)

This room is to the front with a uPVC double glazed window and a very pleasant outlook across the close across Beacon Avenue to the trees beyond. There is a picture rail, a central heating radiator, a white mantle with an inset pebble effect electric fire.



3A MILL HILL CRESCENT, CLEETHORPES

KITCHEN

9 x 8'1 (2.74m x 2.46m)

With fitted units to the base and wall, a white gloss finish. Brass style door furniture with post formed worktops. Tiled reveals, an inset sink and mixer, an integrated four ring gas hob and the oven below. There is included a washing machine, room for a fridge and freezer, the fridge is included and there is a uPVC double glazed window which looks out over the back garden.



BATHROOM

6 x 6 (1.83m x 1.83m)

The bathroom to the front. A uPVC double glazed obscure window, a white suite comprising of a panelled bath which a shower from the mixer tap, curtain and rail. Pedestal wash hand basin, a close coupled wc, all the walls are tiled, a central heating radiator and a towel rail.



3A MILL HILL CRESCENT, CLEETHORPES

BEDROOM 1

12'2 x 9'6 (3.71m x 2.90m)

This bedroom to the back of the property with a uPVC double glazed window and a pleasant outlook over the gardens, a central heating radiator and a picture rail.



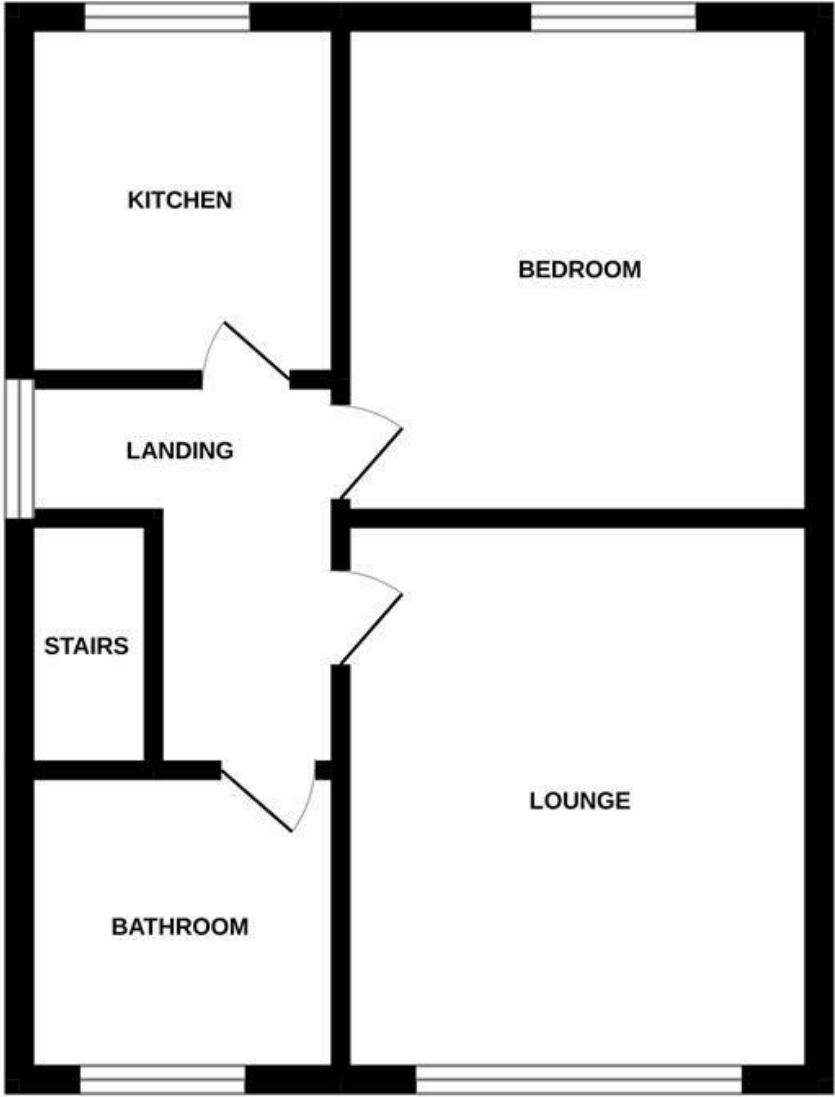
GARDEN

The garden is behind the property it is put to lawn and largely hedged.

LEASE

LEASE TO BE EXTENDED ON COMPLETION - Current Lease expires in 2090 so there are 66 Years left but on completion the lease is to have an extension of 90 years so on completion there will be 156 Years unexpired.


GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.




TOTAL FLOOR AREA : 339 sq.ft. (31.5 sq.m.) approx.

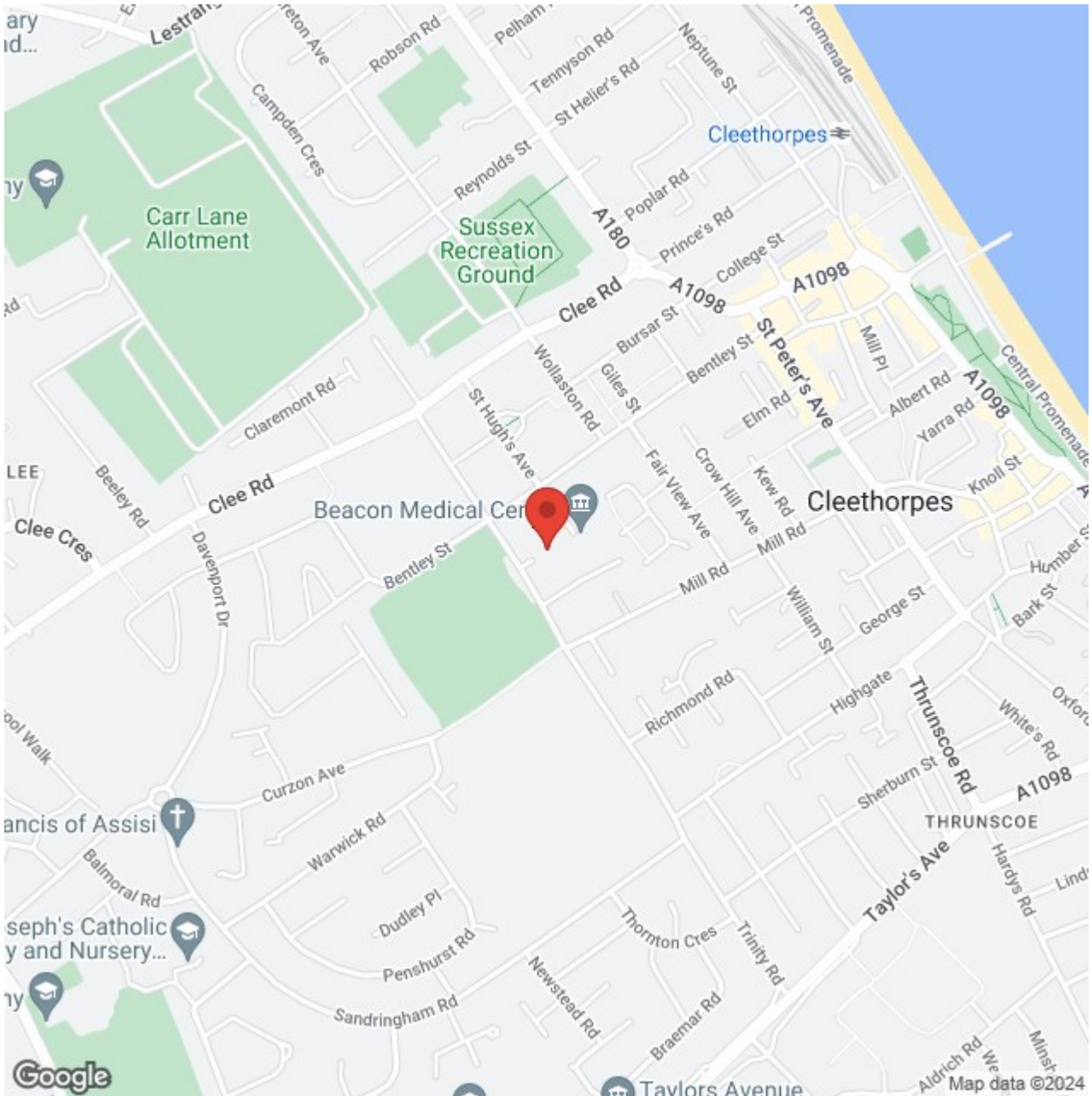
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 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