

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

19 FRASER STREET, GRIMSBY

PURCHASE PRICE £64,950- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£64,950

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



19 FRASER STREET, GRIMSBY

Nestled in the heart of Grimsby on Fraser Street, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let property. Offered for sale with no chain, this home is ready for you to move in and make it your own.

Upon entering, you are welcomed into the entrance hall that leads to two inviting reception rooms. The lounge is perfect for relaxing, while the dining room offers a delightful space for family meals and entertaining guests. The kitchen is functional and well-equipped, providing ample room for culinary creations. Completing the ground floor is a conveniently located bathroom.

The first floor boasts three well-proportioned bedrooms, ideal for a growing family or for use as guest rooms or a home office. Each room benefits from natural light, creating a warm and inviting atmosphere throughout the home.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for enjoying the fresh air. The house is fitted with double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

This property is not only a fantastic home but also a sound investment in a desirable area. With its convenient location and ample living space, it is sure to attract interest. Do not miss the chance to view this delightful terraced house and envision the possibilities it holds for you.

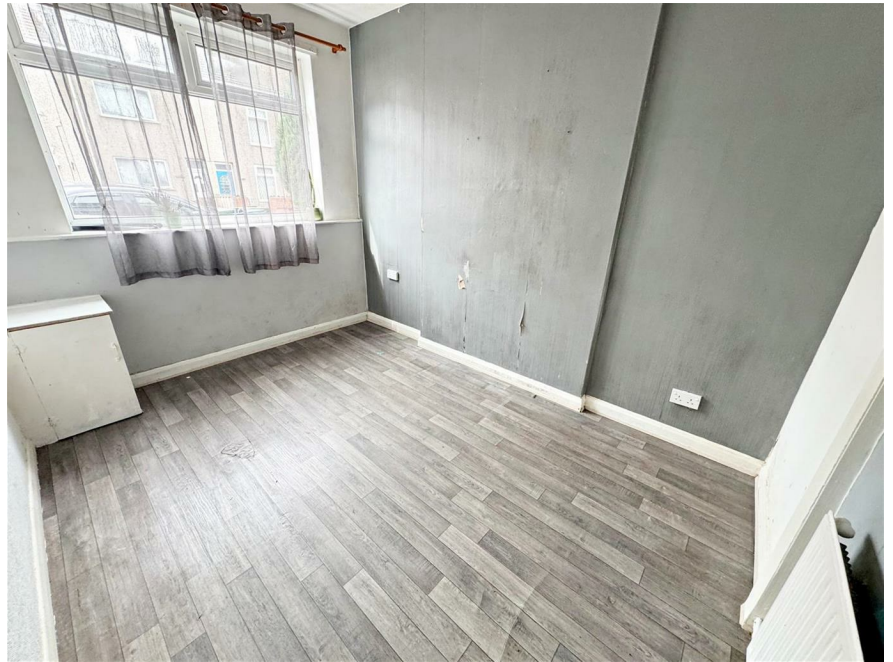
ENTRANCE HALL

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

LOUNGE

11'4 x 8'5 (3.45m x 2.57m)

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



19 FRASER STREET, GRIMSBY

DINING ROOM

11'6 increasing to 14'7 x 12'8 (3.51m increasing to 4.45m x 3.86m)

With a u.PVC double glazed window, a brick fire surround, a central heating radiator, laminate to the floor and a light to the ceiling.



KITCHEN

12'9 x 6'10 (3.89m x 2.08m)

With a range of white wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer. A wall mounted central heating boiler, a free standing cooker with a stainless steel extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window, tiled splash backs, a central heating radiator, laminate to the floor and a light to the ceiling.



19 FRASER STREET, GRIMSBY

KITCHEN



LOBBY

7'2 x 2'3 (2.18m x 0.69m)

With a u.PVC double glazed door, a tiled floor and a light to the ceiling.

BATHROOM

6'6 x 6'7 (1.98m x 2.01m)

The bathroom comprising of a panelled bath with chrome taps and an electric shower, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, a central heating radiator, fully tiled walls and walls and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off

19 FRASER STREET, GRIMSBY

BEDROOM 1

11'4 x 11'7 (3.45m x 3.53m)

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



BEDROOM 2

8'4 x 14'3 (2.54m x 4.34m)

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



19 FRASER STREET, GRIMSBY

BEDROOM 3

12'7 x 6'10 (3.84m x 2.08m)

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

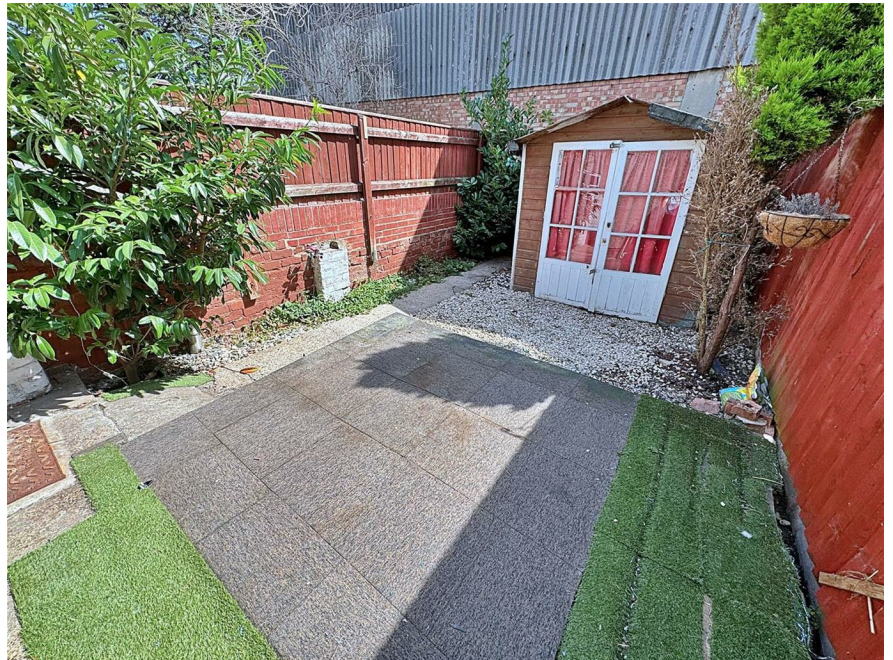


OUTSIDE

The front garden has a walled boundary and is laid to concrete for ease of maintenance.

The rear garden has a walled boundary and fenced boundary and is laid to artificial grass with established borders and a patio area.

There is a timber summer house.

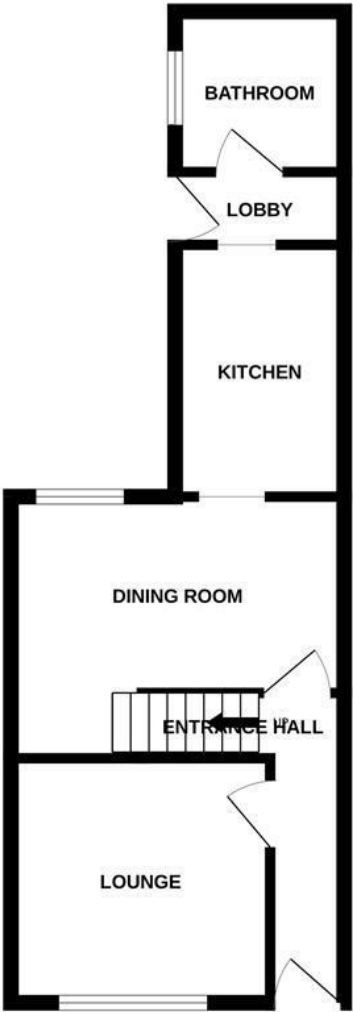


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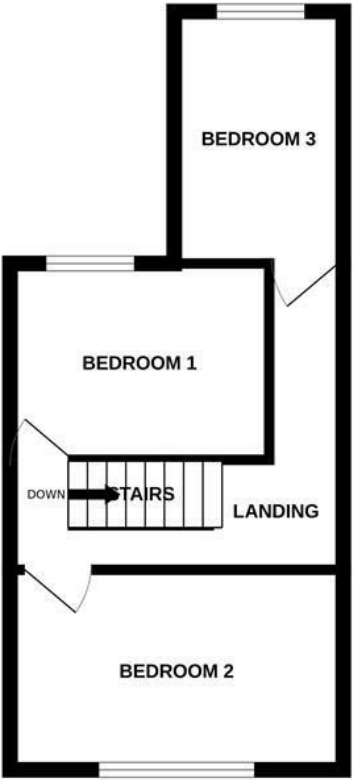
OUTSIDE



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



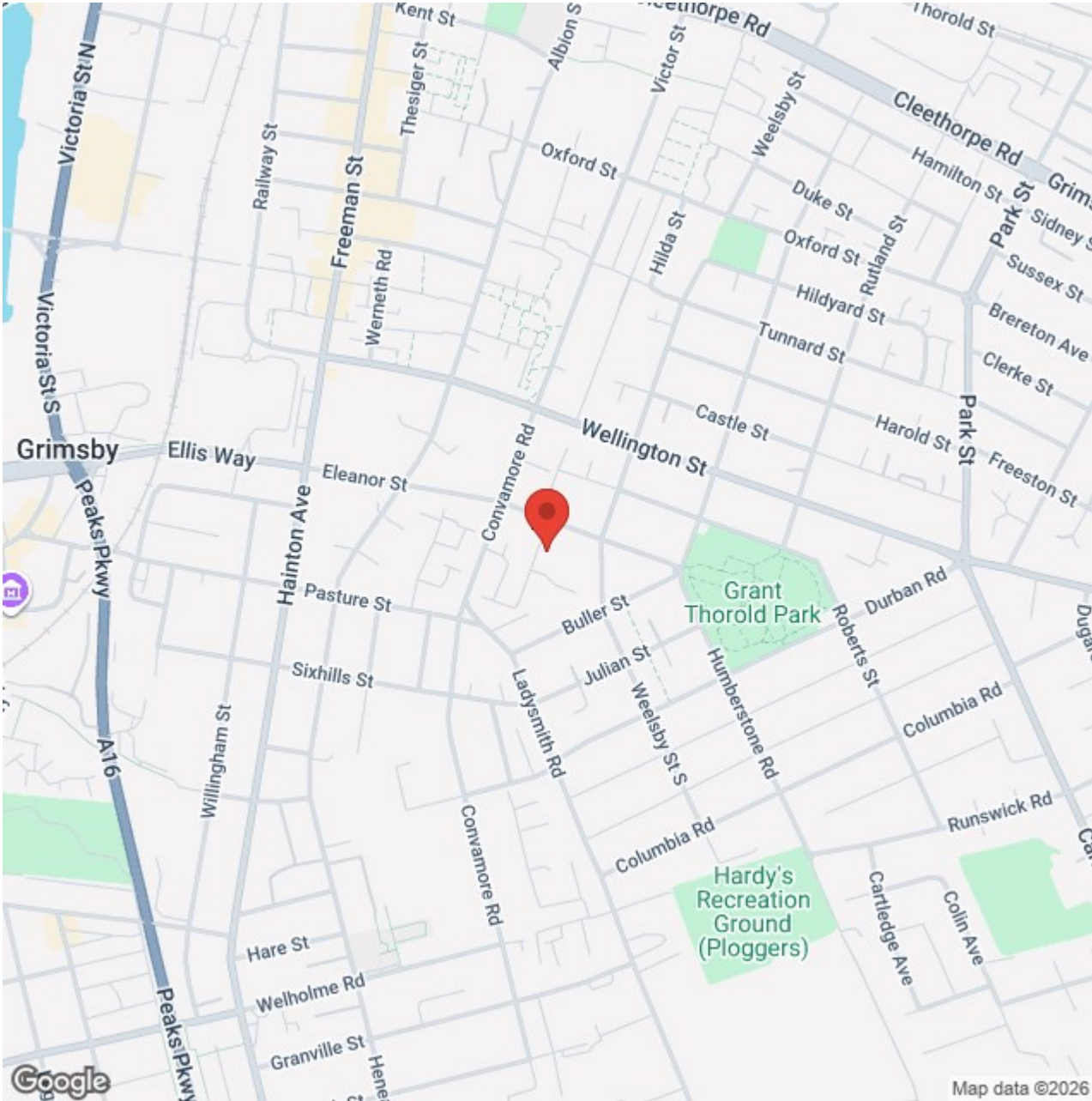
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower 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





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