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Estate Agents - Valuers

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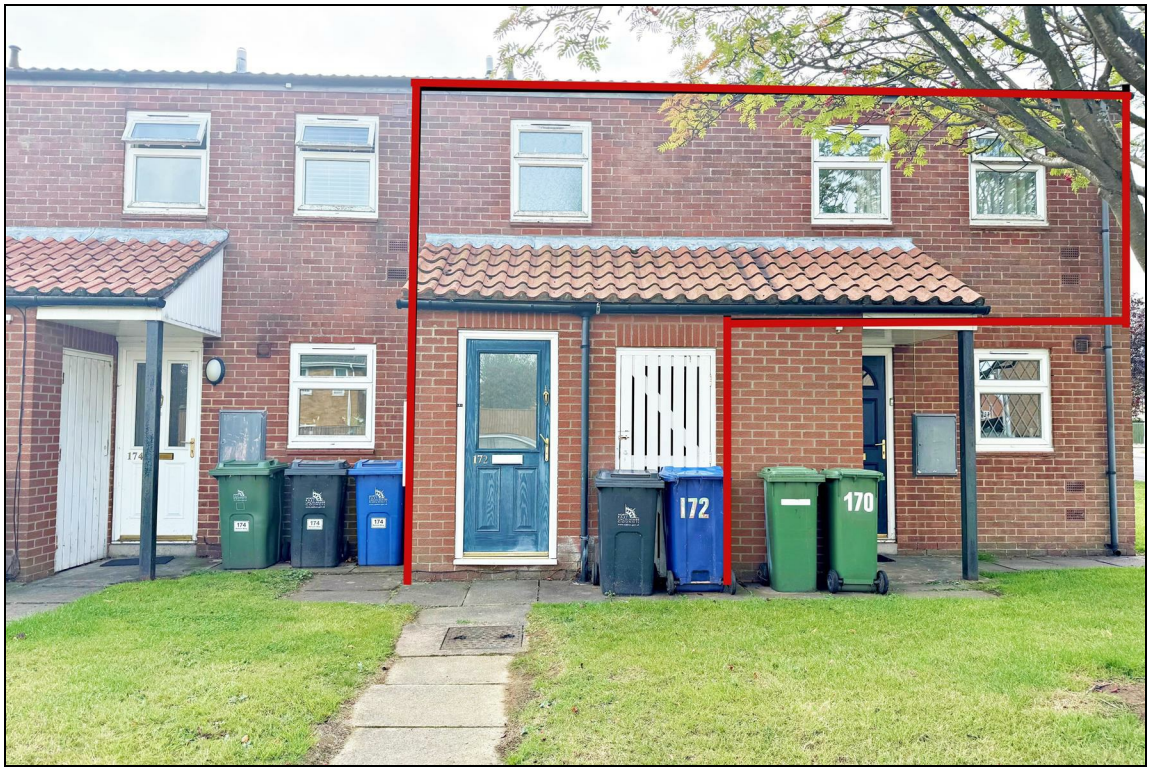
PROPERTY FOR SALE
172 NELSON WAY, LACEBY ACRES GRIMSBY

PURCHASE PRICE OFFERS OVER £66,950 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	Offers Over £66,950
TENURE	We understand the property to be Leasehold With a long lease to be confirmed by the solicitors.

The Property Ombudsman
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172 NELSON WAY, LACEBY ACRES GRIMSBY

Nestled in the heart of Grimsby, on the desirable Nelson Way in sought after Laceby Acres, this charming first-floor end flat presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no chain, this property boasts a prime location, conveniently situated close to local amenities, ensuring that everything you need is just a stone's throw away.

Upon entering, you are welcomed by your own entrance porch that leads to a staircase, guiding you to the flat itself. The spacious lounge provides a comfortable area to relax and unwind, while the breakfast kitchen is perfect for enjoying your morning coffee or preparing meals. The flat features a well-proportioned double bedroom, offering a peaceful retreat at the end of the day. The bathroom is functional and caters to all your needs.

Additionally, the property has electric heating and benefits from U.PVC double-glazed windows. For those with vehicles, the property also has the advantage of a designated residents off street parking area and maintained communal areas with fruit trees. There is a sizable exterior storage unit adjacent to the front door.

There is a large Morrisons with petrol station and a Morrisons convenience store nearby; good school; excellent and regular bus services (nos. 3, 4 and 250 to Hull); a garden centre and countryside walks close by.

This flat is by far the most affordable flat in the area and an ideal choice for anyone seeking a low-maintenance home in a vibrant community. With its appealing features and excellent location, it is not to be missed. Arrange a viewing today to fully appreciate what this delightful property has to offer.

ENTRANCE HALL
Through a composite front door into the porch, a door to the hall and stairs.

LANDING
Up the stairs to the landing where doors to all rooms lead off, four storage cupboards, two lights and loft access to the ceiling.

172 NELSON WAY, LACEBY ACRES GRIMSBY

LOUNGE

13'1" x 11'5" (4 x 3.5)

The lounge is to the rear of the flat with a u.PVC double glazed window, a white painted fire surround with an electric fire, a light and coving to the ceiling.

LOUNGE

172 NELSON WAY, LACEBY ACRES GRIMSBY

KITCHEN

9'10" x 7'6" (3 x 2.3)

The kitchen with a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. An integrated electric oven and hob, plumbing for a washing machine, a u.PVC double glazed window, vinyl to the floor, a light and coving to the ceiling.

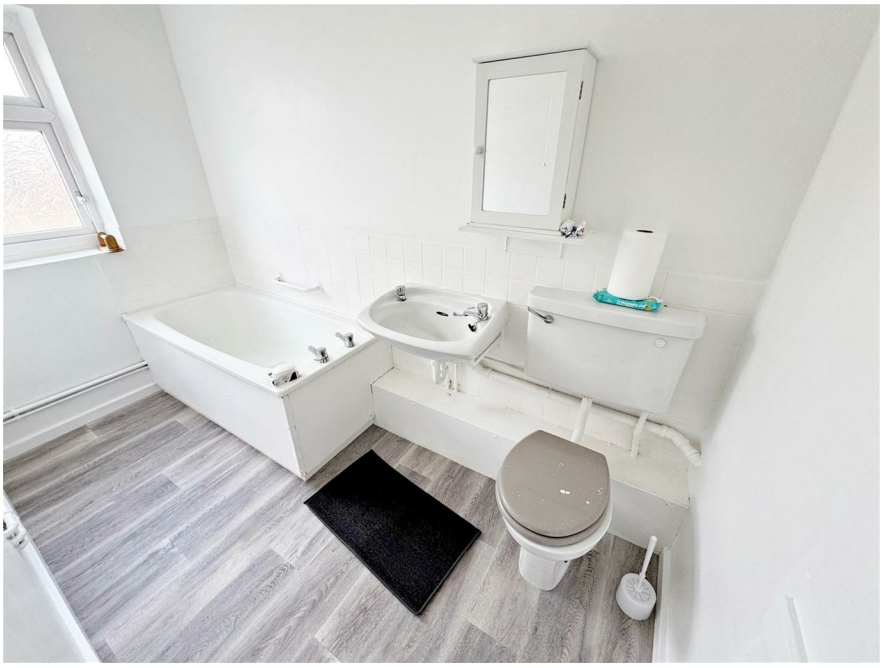
KITCHEN

172 NELSON WAY, LACEBY ACRES GRIMSBY

BATHROOM

9'10" x 4'11" (3 x 1.5)

The bathroom with a white suite comprising of a panelled bath, chrome taps, a wall mounted sink, chrome taps and a toilet. A u.PVC double glazed window, vinyl to the floor, a light and coving to the ceiling.



BEDROOM

9'6" x 11'5" (2.9 x 3.5)

This double bedroom is to the rear of the flat with a u.PVC double glazed window, a walk-in wardrobe/cupboard, a light and coving to the ceiling.

172 NELSON WAY, LACEBY ACRES GRIMSBY

BEDROOM

OUTSIDE

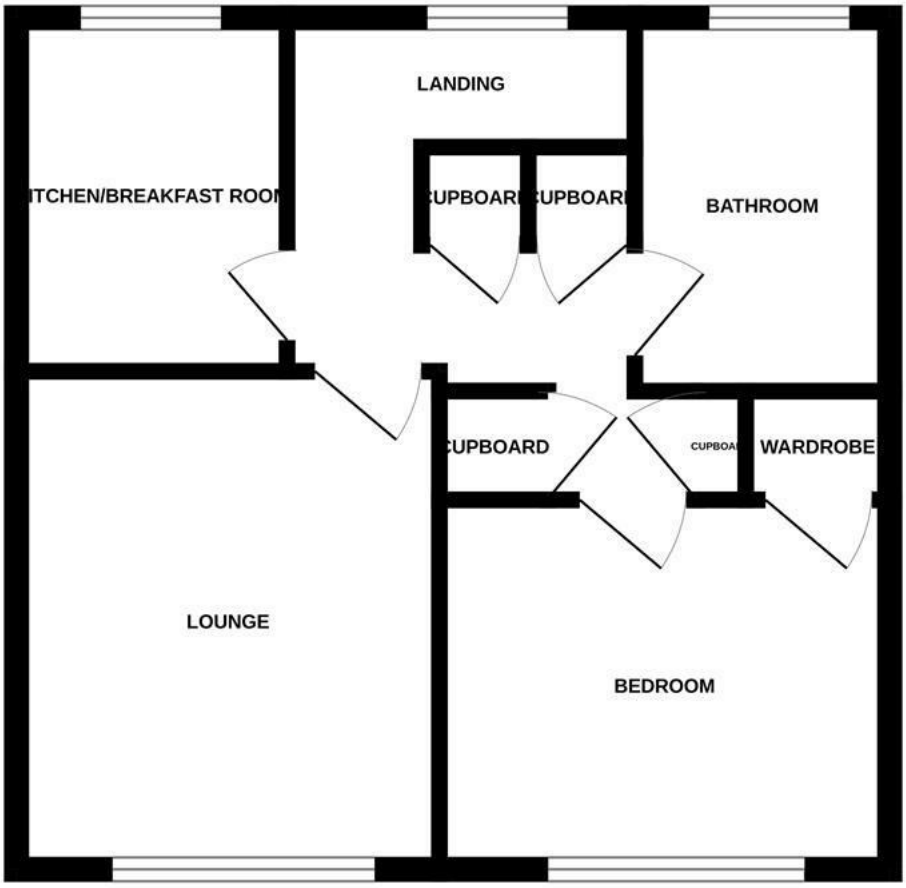
There is a communal green to the front and a path to the flat door and there is communal parking to the rear.

LEASE

172 NELSON WAY, LACEBY ACRES GRIMSBY

The flat is leasehold with a 125 year lease from 01/07/2005.
The ground rent £10.00 per Annum.
Service Charge is to be advised.

GROUND 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		
(55-68) D		
(39-54) E	47	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) 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