

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

283 GRIMSBY ROAD, CLEETHORPES

PURCHASE PRICE - £45,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£45,000

TENURE

We understand the property to be Leasehold, with a 199 year Lease from 1st October 2007 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



283 GRIMSBY ROAD, CLEETHORPES

PUBLIC NOTICE

FFF 283 Grimsby Road, Cleethorpes, N.E. Lincs, DN35 7HE

We are acting in the sale of the above property and have received an offer of £45,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 29/09/2026

Nestled in the heart of Cleethorpes, this charming first-floor flat on Grimsby Road presents an excellent opportunity for both investors and first-time buyers. Offered for sale with no chain and sold as seen, this property is ideal for those looking to put their own stamp on a home.

Upon entering, you are greeted by a welcoming entrance that leads to a staircase, guiding you to the flat itself. The spacious lounge features a delightful walk-in bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The flat comprises two well-proportioned bedrooms, perfect for accommodating guests or creating a comfortable personal retreat. The kitchen and bathroom, while functional, are in need of modernising, providing a blank canvas for your creative vision.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Its prime location means you are just a stone's throw away from local amenities and the beautiful seafront, making it an ideal spot for those who enjoy coastal living.

****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.****

SIDE



ACCESS

Accessed through a wooden side gate into a communal court yard, then through a u.PVC double glazed door and door a concrete path to the flat.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a light to the ceiling and door to flat.

STAIRS & LANDING

Up the stairs to the flat where doors to all rooms lead off, a u.PVC double glazed window, a central heating radiator and two lights to the ceiling.

LOUNGE

13'9 increasing to 18'1 into bay x 16'7 (4.19m increasing to 5.51m into bay x 5.05m)

The lounge is to the front of the flat with a u.PVC double glazed walk-in bay window, a u.PVC double glazed window to the side, a wooden fire surround, a central heating radiator and a light to the ceiling.



KITCHEN

10'6 x 8'4 (3.20m x 2.54m)

With a range of wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, hob, a stainless steel and black extractor fan. A u.PVC double glazed window, tiled splash backs, plumbing for a washing machine, a walk-in pantry, vinyl to the floor and a light to the ceiling.



KITCHEN



BATHROOM

8'10 x 4'10 (2.69m x 1.47m)

With a panelled bath, chrome taps, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, tiled splash backs, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

15'2 x 7'7 (4.62m x 2.31m)

With two u.PVC double glazed window, a cupboard housing the central heating radiator, a central heating radiator and a light to the ceiling.



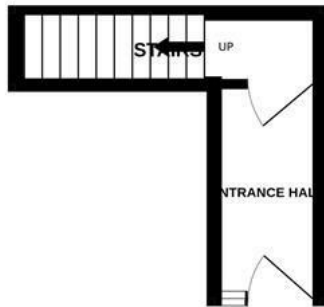
BEDROOM 2

8'6 x 10'9 (2.59m x 3.28m)

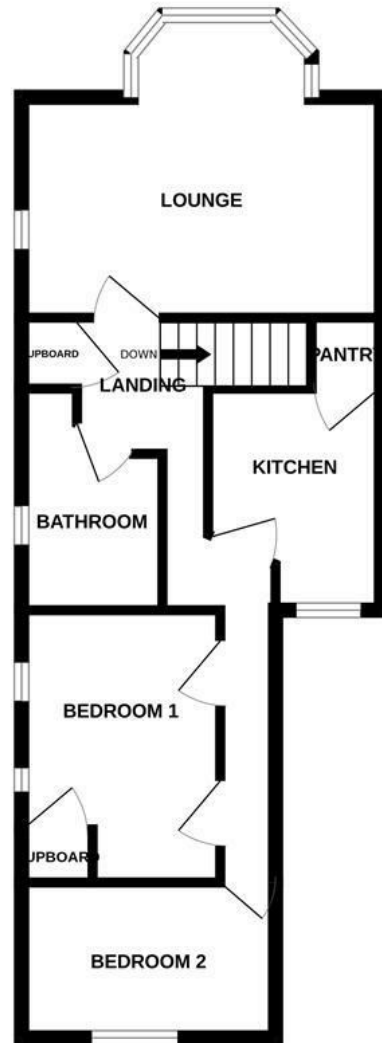
With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



GROUND FLOOR



1ST FLOOR



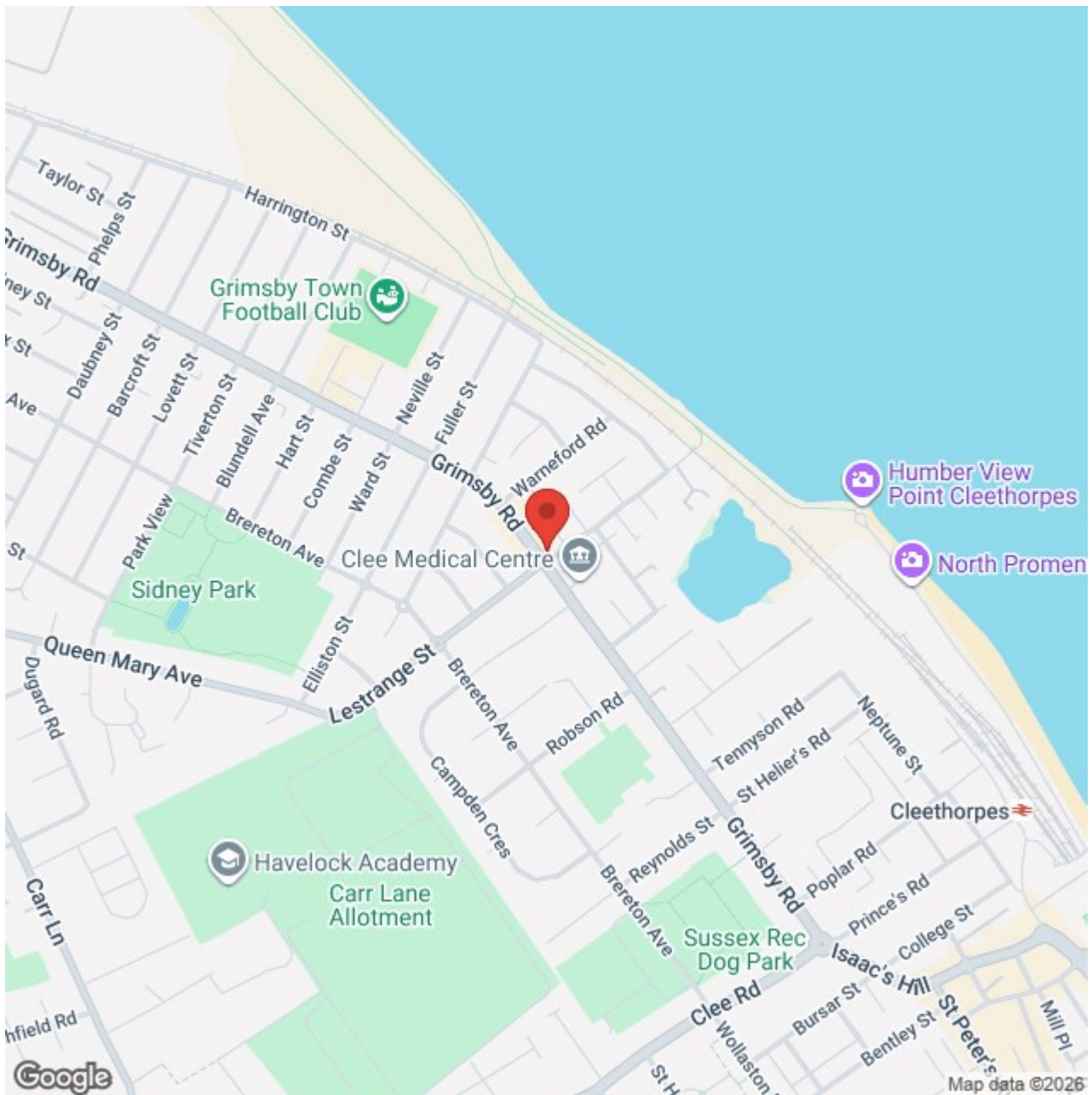
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
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