

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 26 CHURCH AVENUE, HUMBERSTON GRIMSBY

**PURCHASE PRICE £199,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£199,950

#### TENURE

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



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## 26 CHURCH AVENUE, HUMBERSTON GRIMSBY

Nestled in the desirable area of Church Avenue, Humberston, this beautifully refurbished semi-detached dormer bungalow presents an excellent opportunity for those seeking a comfortable and modern home. Offered for sale with no chain, this property is ready for you to move in and enjoy.

Upon entering, you are welcomed by an entrance hall that leads to a bright and inviting lounge, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped and designed for convenience, making meal preparation a delight. The bungalow features three well-proportioned bedrooms, with two located on the ground floor and a generous double bedroom on the first floor, providing ample space for family or guests. The contemporary bathroom adds to the appeal, ensuring that all your needs are met.

The property boasts well-maintained gardens that offer a tranquil outdoor space, ideal for enjoying the fresh air or hosting gatherings. With ample parking available for vehicles, including a detached double garage, you will never have to worry about finding a space for your cars.

Situated in a sought-after location, this bungalow is conveniently close to local amenities, schools, and the beautiful seafront, making it an ideal choice for families and individuals alike. This turnkey-ready home combines comfort, style, and practicality, making it a must-see for anyone looking to settle in Humberston. Don't miss the chance to make this lovely bungalow your new home.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a cupboard housing the electric meter and fuse box, a central heating radiator and a light to the ceiling.

### **LOUNGE**

12'9 x 13'10 (3.89m x 4.22m)

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



**LOUNGE**



**KITCHEN**

10'9 x 9'10 (3.28m x 3.00m)

The newly installed kitchen comprising of natural beige coloured wall and base units, contrasting work surfaces, tiled splash backs and a grey sink unit with a chrome mixer tap. An integrated electric oven and hob with a black and chrome extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



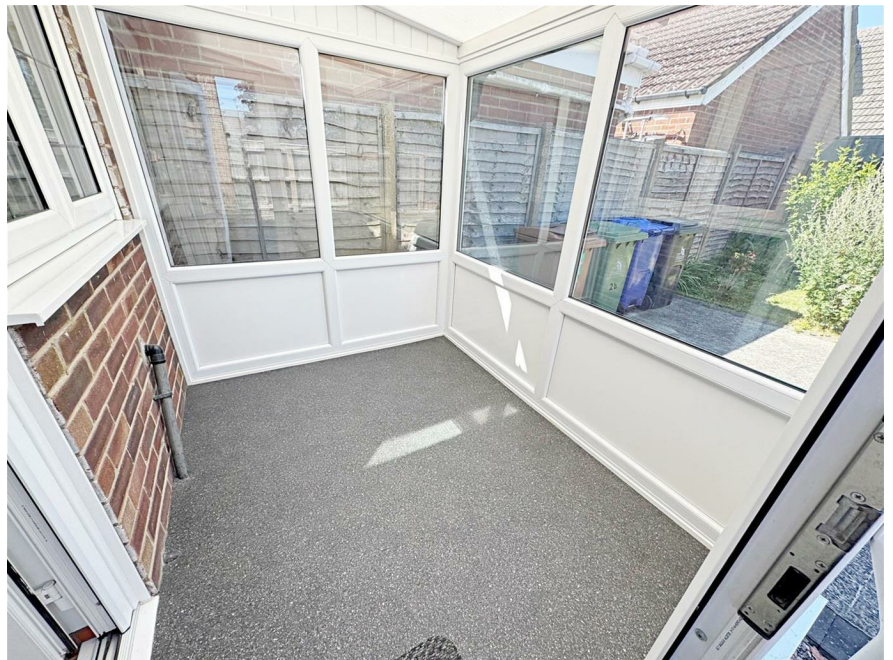
**KITCHEN**



**REAR PORCH**

7'2 x 5'9 (2.18m x 1.75m)

With a u.PVC double glazed door and windows to three sides, vinyl to the floor and a light to the ceiling.



**BATHROOM**

6'3 x 7'8 (1.91m x 2.34m)

The modern bathroom comprising of a P-Shaped bath, a chrome mixer tap, a plumbed shower and a shower screen, a cabinetised sink and toilet all with chrome fittings. A u.PVC double glazed window, a ladder style central heating radiator, part tiled walls, a tiled floor and a light to the ceiling.



**BEDROOM 2**

9'10 x 9'10 (3.00m x 3.00m)

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



**BEDROOM 3**

9'3 x 6'0 (2.82m x 1.83m)

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



**LANDING**

Up the stairs to the first floor accommodation, doors to bedroom and loft access where the central heating boiler is located, a roof window and a light to the ceiling.

**BEDROOM 1**

12'11 x 11'9 (3.94m x 3.58m)

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



**BEDROOM 1**



**GARAGE**

The detached double garage with an up and over door and there is light and power within.



## 26 CHURCH AVENUE, HUMBERSTON GRIMSBY

### **FRONT GARDEN**

The front garden has a fenced boundary and is laid to lawn with a concrete and decorative block-paved edging drive which leads to the garage and rear garden providing ample off road parking.



### **REAR GARDEN**

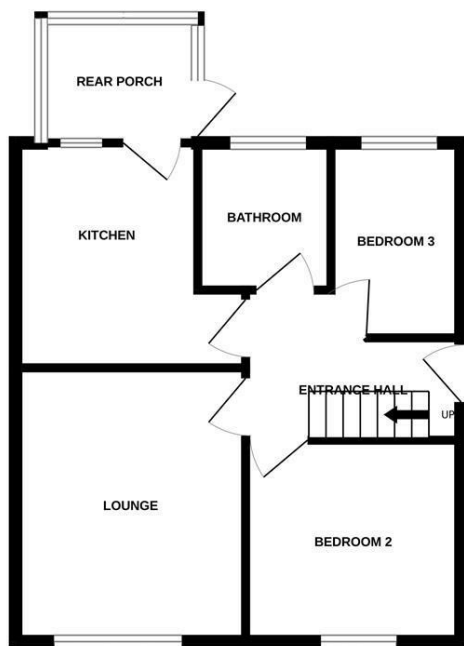
The rear garden has a fenced boundary and is laid to lawn with established borders and the concrete and decorative block paved edging continues from the front of the property. There is a timber shed and an outside tap.



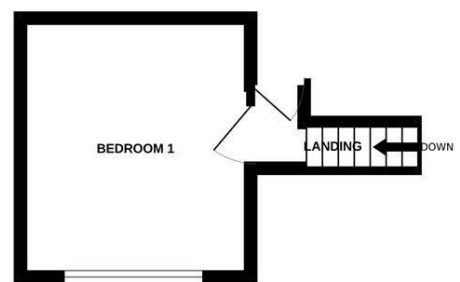
REAR GARDEN



GROUND FLOOR




1ST FLOOR




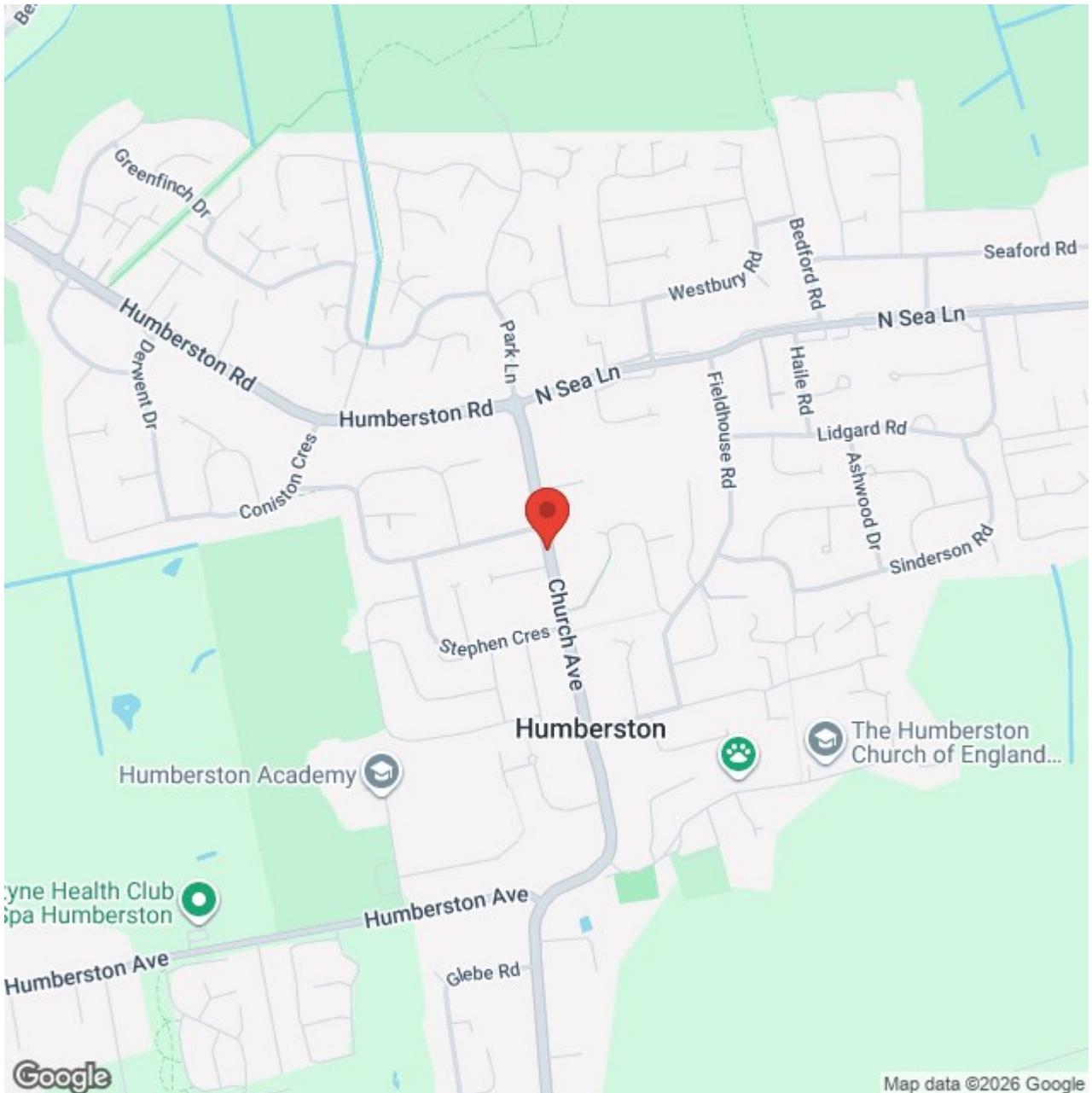
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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*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