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
316 MAIN ROAD, HUMBERSTON FITTIES GRIMSBY

PURCHASE PRICE £84,950 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£84,950
TENURE	We understand the property to be Leasehold with a 65 year lease, but this is to be confirmed by the solicitors

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567
naea | propertymark PROTECTED
arla | propertymark PROTECTED
safeagent

316 MAIN ROAD, HUMBERSTON FITTIES GRIMSBY

We are pleased to offer for sale this detached two bedroomed bungalow situated on the popular location of Humberston Fitties. Occupying a lovely situation, this property benefits from u.PVC double glazing and central heating. The property's accommodation briefly is as follows: Straight into the lounge, sitting/dining room, fitted kitchen, 2 double bedrooms and a bathroom. There is off street parking for at least 2 vehicles and gardens surround the property. The property has been well maintained throughout and is a must to view! Offered for sale with NO ONWARD CHAIN. VENDORS ARE OPEN TO OFFERS - THE FURNITURE CAN ALSO BE INCLUDED IN THE SALE OF THE PROPERTY IF WANTED.

ENTRANCE

A u.PVC door opens straight into the lounge.

LOUNGE

17'0" x 10'1" (5.20m x 3.08m)

The lounge with a u.PVC double glazed window to the front aspect, central heating radiator, ceiling rose, coving and light to the ceiling. There is a fire surround with an inset electric fire and a panelled door which leads you into the inner hall.



SITTING-DINING ROOM

14'11" x 10'0" (4.55m x 3.05m)

With a u.PVC double glazed window to the front and side aspect. Coving, rose and light to a papered ceiling. A fire surround with an electric fire in situ and cupboard for storage. There are wall lights also to this room and plenty of room for table and chairs as well as lounge furniture.



316 MAIN ROAD, HUMBERSTON FITTIES GRIMSBY

KITCHEN

10'0" x 6'2" (3.05m x 1.90m)

With a range of white units to the base with post form roll edge work surfaces, there is a single sink with drainer, space for a fridge and a slot in cooker. There is a wall mounted LPG gas combination boiler. There is plenty of shelving for storage. A u.PVC double glazed window to the side aspect and a u.PVC double glazed obscure door which opens into the lean-too. There is coving and light to the ceiling and vinyl to the floor.



CONSERVATORY

14'5" x 7'6" (4.40m x 2.30m)

This room is of u.PVC and double glazing construction with a u.PVC double glazed door to the rear access. There are wall lights, vinyl to the floor and plumbing for your washing machine.



BATHROOM

7'2" x 5'4" (2.20m x 1.65m)

With a white suite of panelled bath, shower and screen above. Pedestal wash hand basin and a closed coupled toilet. All walls are fully tiled and carpet to the floor. A central heating radiator and ceiling light and a u.PVC double glazed obscure window.



BEDROOM 1

10'4" x 8'6" (3.15m x 2.60m)

With two u.PVC double glazed windows to the rear aspect. Central heating radiator, coving and light to a papered ceiling, there is also a panelled door which gives you access into the kitchen.



BEDROOM 2

11'9" x 10'4" (3.60m x 3.15m)

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



DRIVEWAY

Through double gates at the front, you enter a long driveway with parking for more than a couple of vehicles.



GARDENS

The front garden has a fenced and gated boundary. A garden path which leads up to the front door and then circulates around the property. Either side of the garden path there is a lawned area. Then as you go round to the side, the continuation of the fencing is there, all the way round the property so it is surrounded by its boundary. The pathway then continues into a large shingled area which goes from the side all the way to the rear and round to the driveway. There are stepping stones which go across the rear garden and there is a small patio area also, outside shed and storage for Calor Gas bottles.

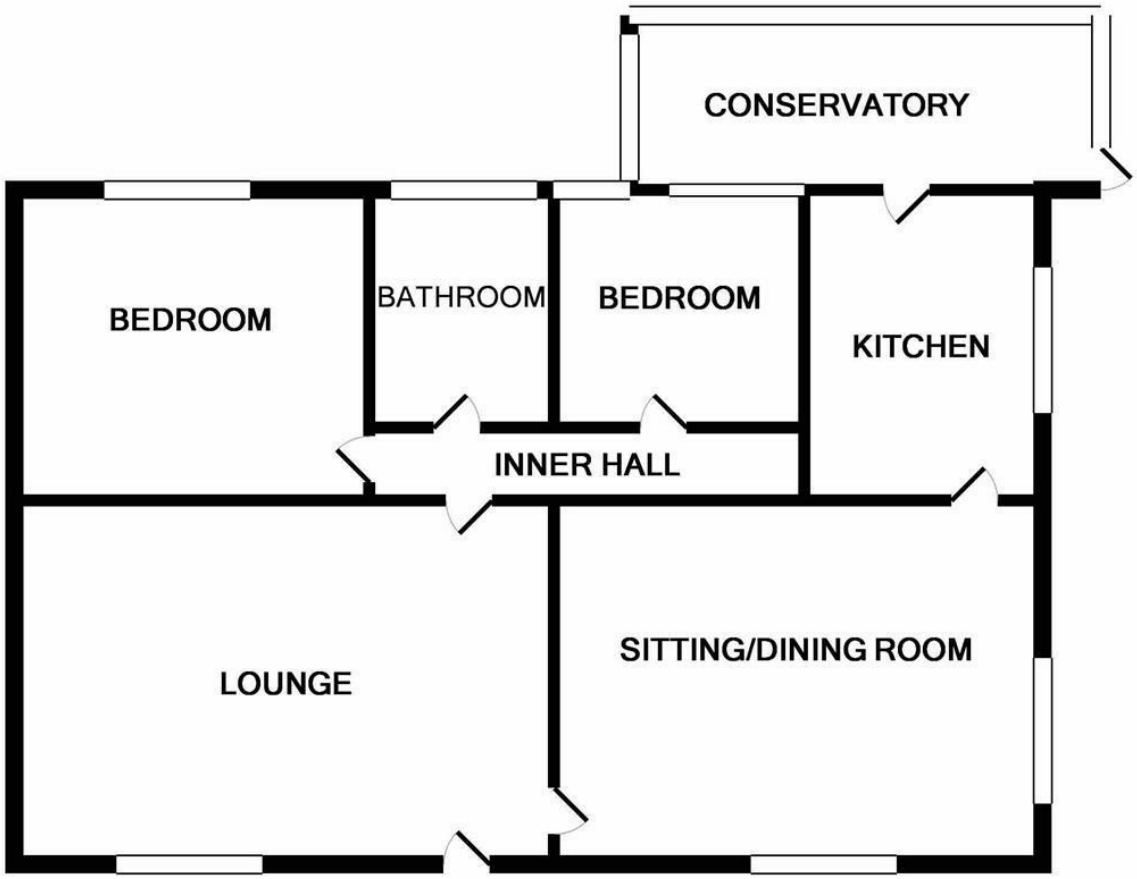


LEASE

Estimated Annual Lease Fee £3,021.50 + VAT

Service Charge (estimated) £751.32 + VAT*

*This figure will vary per annum. An invoice with the estimated service charge is issued at the start of the year, along with a breakdown of charges.



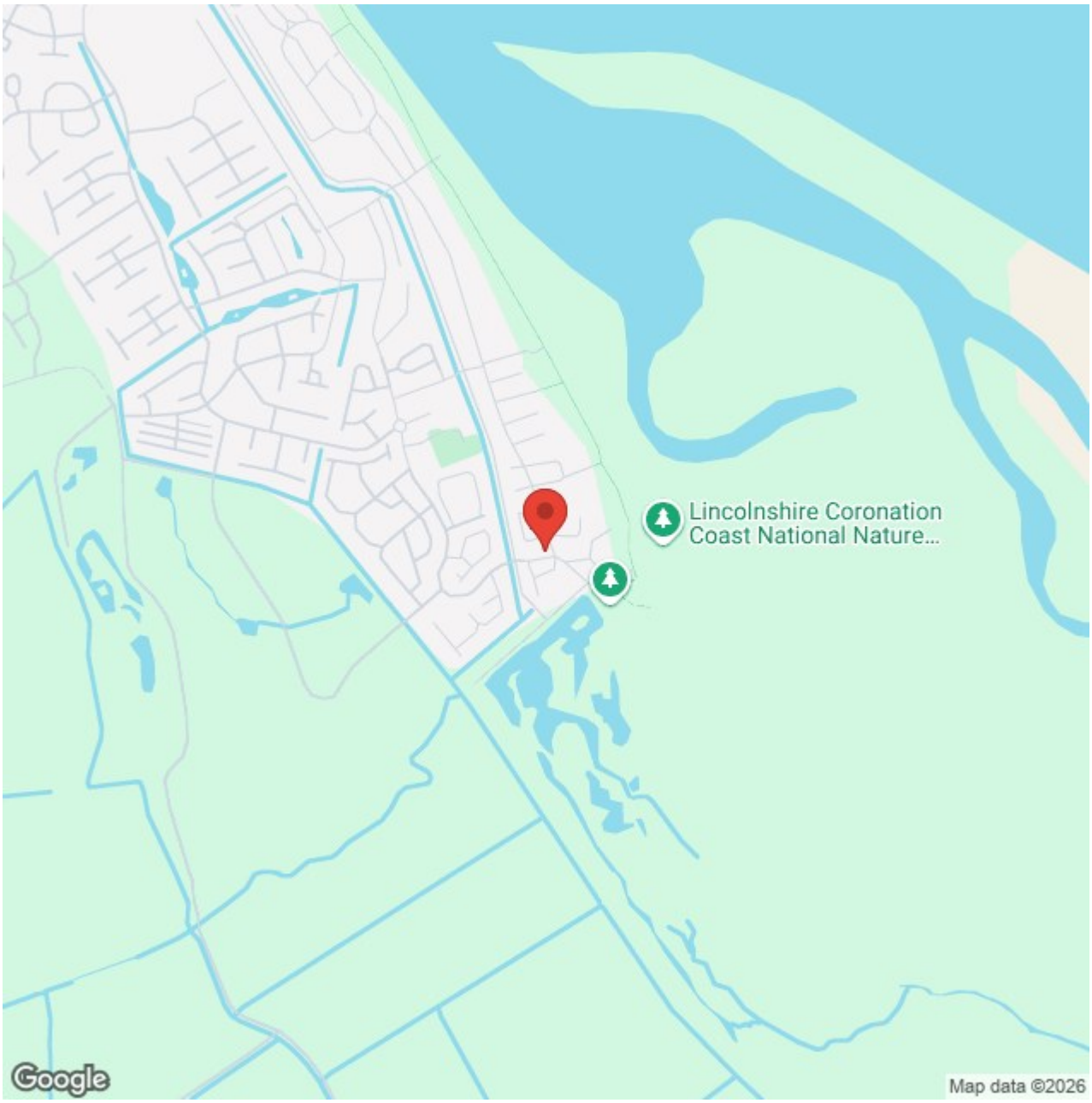
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2018

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	23	
(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		74
(55-68) D		
(39-54) E	43	
(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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personaltouch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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