

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

## 214 BARCROFT STREET, CLEETHORPES

**PURCHASE PRICE £97,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£97,500

#### TENURE

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



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## 214 BARCROFT STREET, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this well presented recently refurbished mid terrace property close to the local schools, park and amenities. The property comprises of an entrance hall, a lounge with a walk-in bay window, a brand new modern kitchen with a dining area, a conservatory. To the first floor are three bedrooms and a modern bathroom with a brand new P-shaped bath and electric shower. The property benefits from u.PVC double glazing, gas central heating, brand new flooring and front and rear low maintenance gardens. This property must be viewed to appreciate all on offer here.

### ENTRANCE HALL

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

### LOUNGE

13'11 x 13'1 (4.24m x 3.99m)

The lounge with a walk-in u.PVC double glazed bay window, a central heating radiator, a white fire surround with a marble back and hearth with inset gas fire, a dado rail and a light to the ceiling. There is also a handy under stairs storage cupboard.



## 214 BARCROFT STREET, CLEETHORPES

### **KITCHEN/DINER**

16'0 x 9'11 (4.88m x 3.02m)

The brand new modern kitchen with grey wall and base units with brushed chrome door and drawer furniture and a contrasting work surface over. A stainless steel one and half bowl sink and drainer with a chrome mixer tap, and integrated electric oven and a 4 ring gas hob with an extractor fan above. Grey splash back tiling and a tiled floor, a u.PVC double glazed window and spot lights and coving to the ceiling. The dining area has a gas central heating radiator, spot lights and coving to the ceiling and double doors leading into the conservatory.

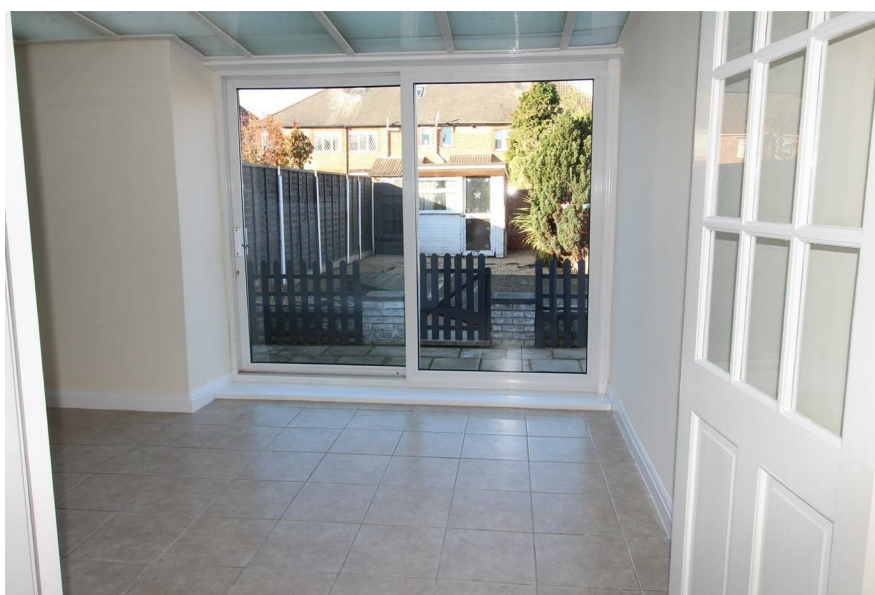


## 214 BARCROFT STREET, CLEETHORPES

### CONSERVATORY

11'11 x 9'1 (3.63m x 2.77m)

The conservatory with double glazed patio doors leading to the rear garden, a u.PVC double glazed leaded window to the side and a tiled floor



### LANDING

Up the stairs to the landing where all panel doors lead off, access to the loft and a light and coving to the ceiling.

## 214 BARCROFT STREET, CLEETHORPES

### **BEDROOM 1**

10'0 x 12'0 (3.05m x 3.66m)

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



### **BEDROOM 2**

10'0 x 8'0 (3.05m x 2.44m)

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



**BEDROOM 3**

7'0 x 6'10 (2.13m x 2.08m)

This 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 and the Ideal central heating boiler is housed within a cupboard in this room.



**BATHROOM**

7'1 x 5'10 (2.16m x 1.78m)

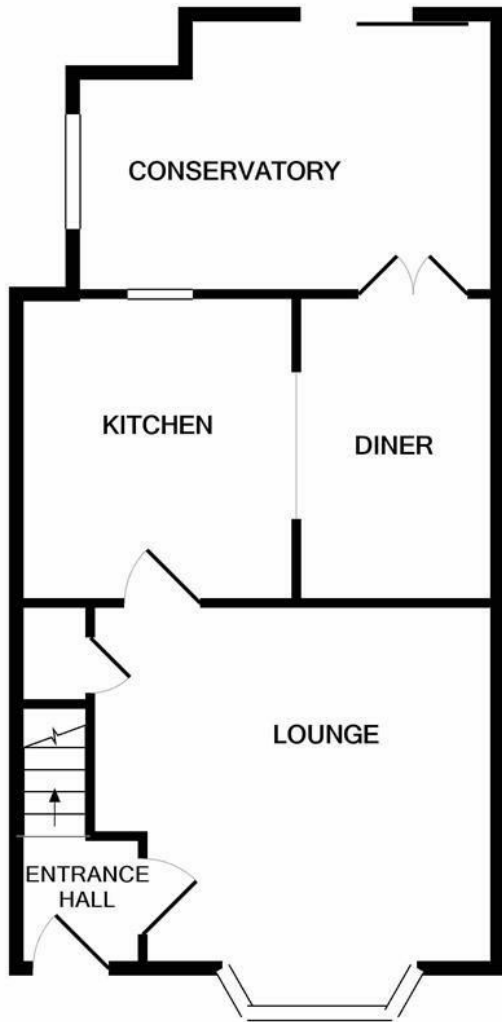
The modern bathroom with a white suite comprising of a brand new P-shaped bath with a chrome mixer tap and an electric shower over and a glass shower screen, a pedestal wash hand basin with a chrome mixer tap, a white toilet. Fully tiled walls and floor, a central heating radiator, a u.PVC double glazed window and a light to the ceiling.



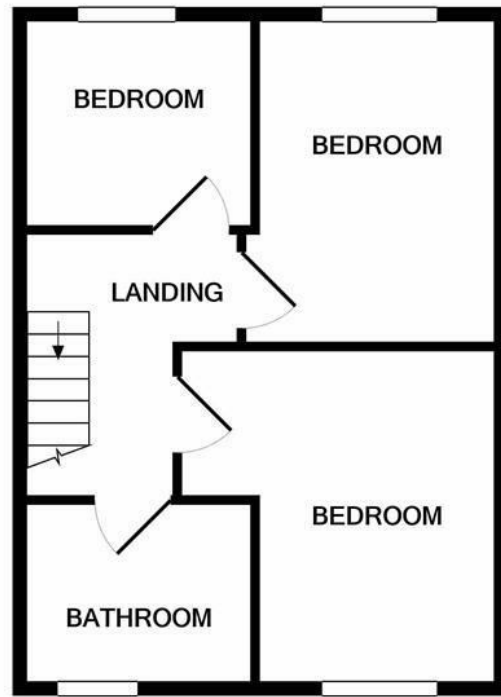
**GARDENS**

The rear garden has a fenced boundary with a wooden gate and is laid to patio pavers with a decked area and decorative stones for ease of maintenance. There is also a brick store/shed. The front garden has a walled boundary and it is concreted for ease of maintenance.






GROUND FLOOR




1ST FLOOR

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  
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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>		
(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 energy efficient - higher running costs		
	<b>68</b>	<b>80</b>
<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 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@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-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.**

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