

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

**35 QUEEN ELIZABETH ROAD, HUMBERSTON GRIMSBY**

**PURCHASE PRICE £190,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£190,000

#### TENURE

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



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Registered in England No. 4782567



## 35 QUEEN ELIZABETH ROAD, HUMBERSTON GRIMSBY

Blettes Miles and Holland are pleased to offer for sale with NO ONWARD CHAIN this two bedrommed semi detached bungalow situated with easy access to the fields at the back, which would be handy for any potential dog walker or someone that likes to keep fit. It benefits from u.PVC double glazing and gas central heating. The accommodation briefly consisting of an entrance hall, a lounge, a modern fitted kitchen, a conservatory, two double bedrooms and a shower room. Outside there is a beautifully laid stone bond drive to the side, gardens to the front and rear. Additionally there is a detached garage.

### ENTRANCE HALL

Through a u.PVC double glazed front door with side panels, a storage cupboard housing the central heating boiler and a built in airing cupboard. There is a central heating radiator, a light and coving to the ceiling.



### LOUNGE

14'10" x 10'11" (4.52m x 3.33m)

The lounge is to the front of the property with a u.PVC double glazed window, a central heating radiator, a marble effect fire surround with an electric fire and there is lights to the ceiling.



## 35 QUEEN ELIZABETH ROAD, HUMBERSTON GRIMSBY

### KITCHEN

11'3" x 10'0" (3.43m x 3.05m)

The kitchen with a range of pale grey wall and base units, contrasting work surfaces and up stands, a grey sink unit with a chrome mixer tap. An integrated fridge/freezer, slimline dishwasher and washing machine. There is a housed microwave and electric oven and an electric hob with with a housed extractor fan above. A u.PVC double glazed window and door to the rear, a central heating radiator, laminate to the floor and spot lights to the ceiling



### KITCHEN



**SIDE ENTRANCE HALL**

5'0 x 6'9 (1.52m x 2.06m)

With a u.PVC double glazed door and window, a central heating radiator, laminate to the floor and spot lights to the ceiling.



**CONSERVATORY**

10'10" x 5'11" (3.30m x 1.80m)

The conservatory is of a u.PVC design with door opening onto the garden and a tiled floor. There is a central heating radiator for all year around use.



**SHOWER ROOM**

5'10 x 7'2 (1.78m x 2.18m)

With a cabinestised sink and WC with chrome fittings, and an Aqualisa shower. A u.PVC double glazed window, fully tiled walls, a chrome ladder style radiator and spot lights to the ceiling.



**BEDROOM 1**

13'4" into bay x 10'10" (4.06m into bay x 3.30m)

The main bedroom has a u.PVC double glazed walk-in bay window to the front. This is a double sized room with a central heating radiator and a range of fitted wardrobes and overhead cabinets and there is a light to the ceiling.



# 35 QUEEN ELIZABETH ROAD, HUMBERSTON GRIMSBY

## BEDROOM 1



## BEDROOM 2

10'10" x 9'5" (3.30m x 2.87m)

The second bedroom has a sliding door to the rear, a central heating radiator, and a light to the ceiling. This room is currently being used as a dining room.



## GARAGE

The detached brick garage with an up and over door, two windows to the side and a wooden door.

## 35 QUEEN ELIZABETH ROAD, HUMBERSTON GRIMSBY

### OUTSIDE

The property is surrounded by beautifully laid stone bond drive and pathway that leads to the garage.

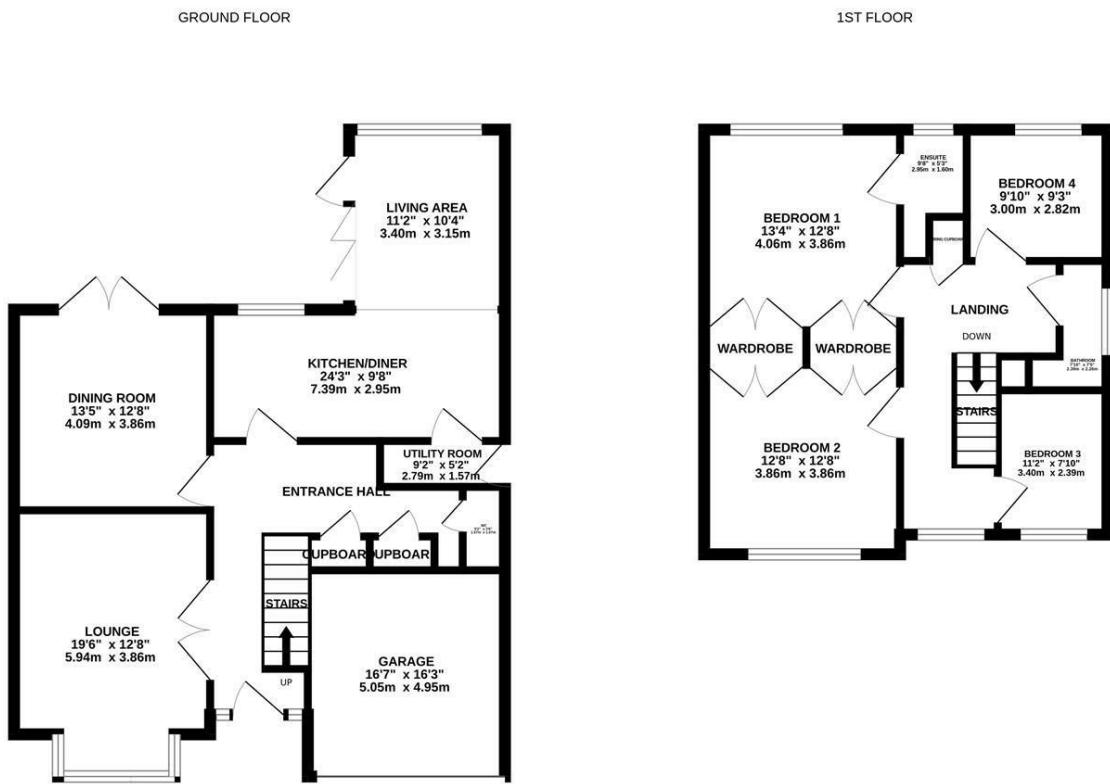
The front garden is laid to lawn with established borders.

The rear garden is laid to lawn with raised beds and separate planting areas and a paved patio area. There is a wrought iron gate to the field beyond.



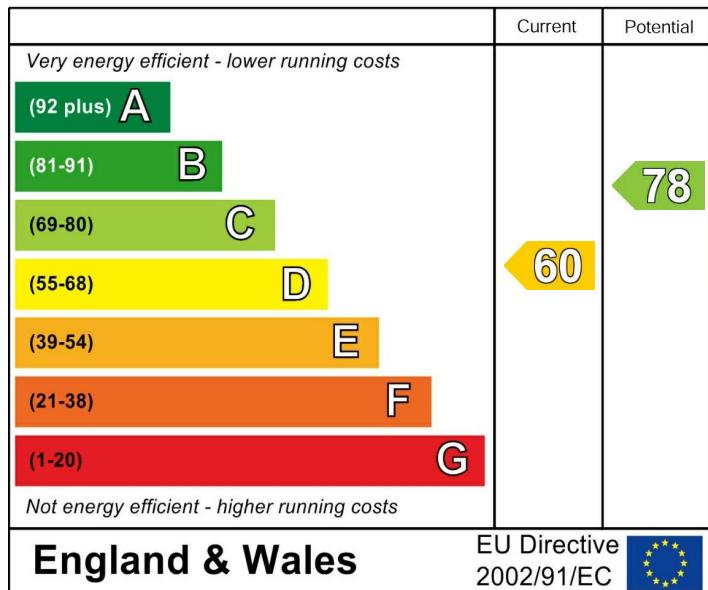
### OUTSIDE



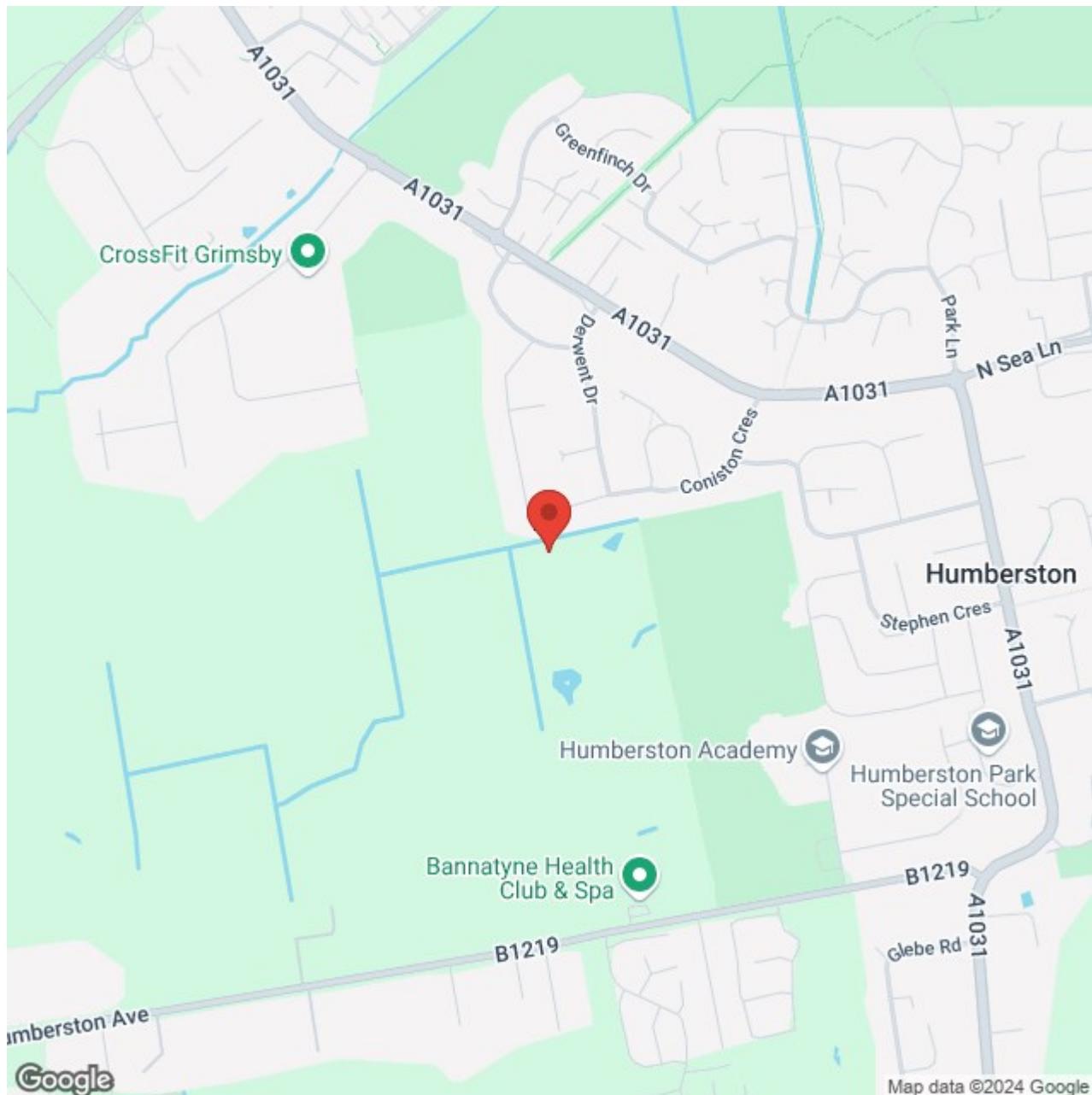
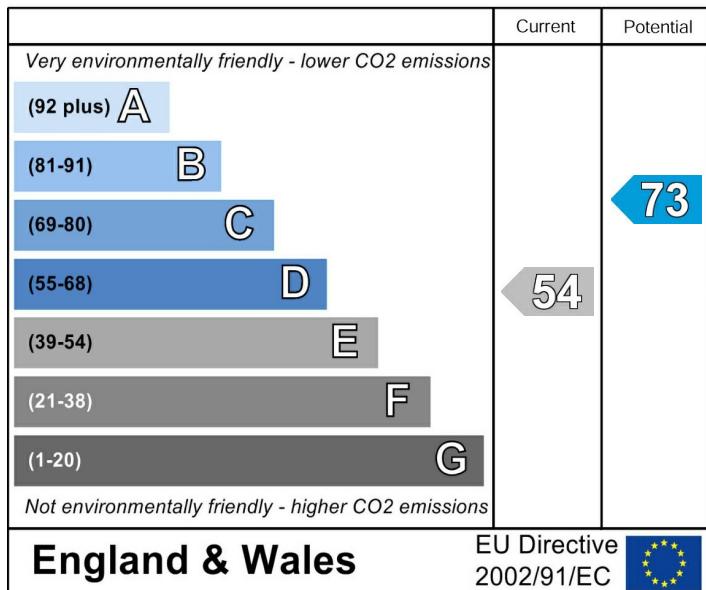


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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



## 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](mailto: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 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 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