BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
3 GLEBE ROAD, CLEETHORPES

PURCHASE PRICE £90,000 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£90,000
TENURE	We understand the property to be Freehold, and this is to be confirmed by the solicitors

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3 GLEBE ROAD, CLEETHORPES

Nestled on Glebe Road in the charming coastal town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this property is ready for you to make it your own.

As you enter, you are welcomed into an entrance porch that leads the hall. The ground floor boasts two reception rooms, including a comfortable lounge perfect for relaxation and a dining area ideal for entertaining guests. The well-appointed kitchen completes the ground floor, providing a functional space for culinary pursuits.

Upstairs, you will find two well-proportioned bedrooms, offering ample space for rest and privacy. The first floor also features a bathroom, ensuring convenience for all residents.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will discover both front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh sea air.

Situated close to the seafront, this home is ideally located near local amenities and schools, making it perfect for families and those who appreciate the convenience of nearby facilities. With its appealing features and prime location, this property is not to be missed. Arrange a viewing today and explore the potential this charming home has to offer.

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.

ENTRANCE PORCH

Through a hardwood an glazed door into the porch with part tiled walls and a hardwood and glazed door into the hall.

HALL

The hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling.

LOUNGE

12'2" into bay x 8'9" (3.71 into bay x 2.69)
The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a cast iron fireplace with a pine surround housing a gas fire. A central heating radiator, laminate to the floor, a light and coving to the ceiling.

3 GLEBE ROAD, CLEETHORPES

DINING AREA
13'2" x 10'4" (4.02 x 3.15)
With a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

KITCHEN
16'3" x 7'7" (4.96 x 2.32)
With a range of white wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. Four u.PVC double glazed windows and a door, plumbing for a washing machine, a central heating radiator, a tiled floor and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off, a light and loft access to the ceiling.

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BEDROOM 1

13'1" max x 12'2" (4.01 max x 3.73)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 2

13'1" x 7'11" (4.0 x 2.43)

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

BATHROOM

11'4" x 7'8" (3.47 x 2.34)

Comprising of a panelled bath, a pedestal wash hand basin with chrome tap and a toilet. A u.PVC double glazed window, part tiled walls, a wall mounted central heating boiler, a central heating radiator, laminate to the floor and a light to the ceiling.

OUTSIDE

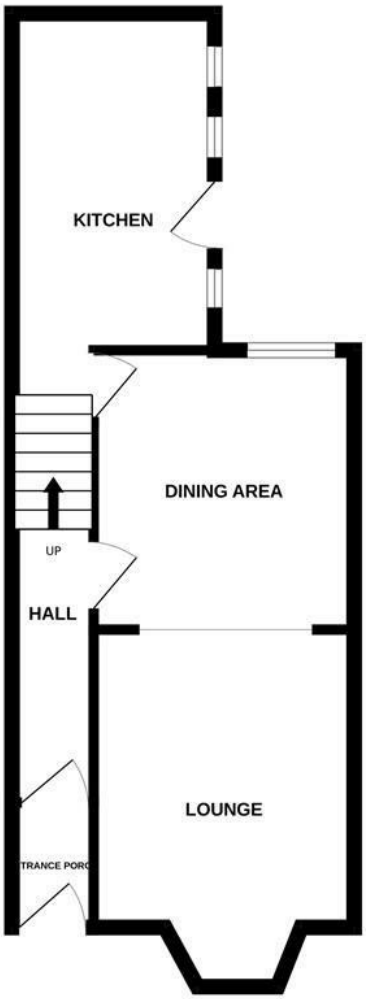
The front garden has a walled boundary with a wooden gate and is laid to concrete for ease of maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is laid to decorative chippings, a patio area and a concrete path.

3 GLEBE ROAD, CLEETHORPES

OUTSIDE

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

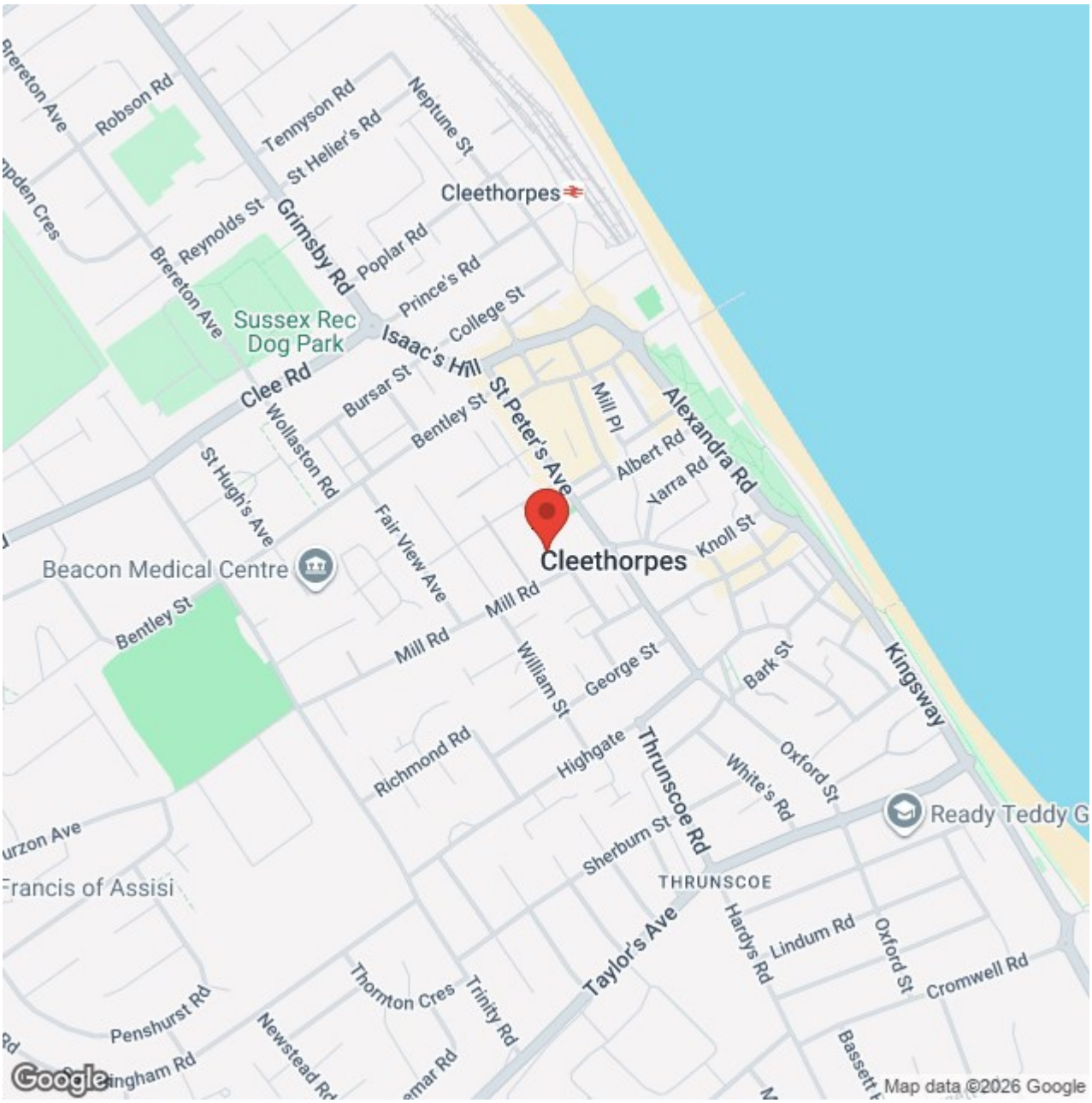
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		
(55-68) D		
(39-54) E		
(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 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