

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 9 JENNER PLACE, CLEETHORPES

**PURCHASE PRICE £95,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£95,000

#### 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



## 9 JENNER PLACE, CLEETHORPES

Nestled in the tranquil cul-de-sac of Jenner Place, Cleethorpes, this charming mid-terrace house presents an excellent opportunity for first-time buyers. Offered for sale with no chain, this property is ready for you to make it your own.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and awaits your personal touch to transform it into a culinary haven. Upstairs, you will find two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of a modern household.

Outside, the property boasts off-road parking for two vehicles, a valuable asset in this area. The rear garden offers a private outdoor space, ideal for summer barbecues or simply unwinding after a long day. The house benefits from double glazing and central heating, ensuring comfort throughout the seasons.

While the property is in need of some tender loving care, it holds great potential for those looking to invest in a home that they can truly personalise. With its desirable location and ample amenities nearby, this terraced house is a fantastic opportunity not to be missed. Come and see for yourself the possibilities that await in this delightful Cleethorpes home.

### **ENTRANCE PORCH**

Through a u.PVC front door into the porch with laminate floor and door into the hall.

### **HALL**

With stairs to the first floor accommodation, door to the lounge, a light and coving to the ceiling.

### **LOUNGE**

12'3 x 11'5 (3.73m x 3.48m)

The lounge is to the front of the property with a u.PVC double glazed window, a traditional feature fire surround with a tiled back and hearth and a gas fire within. A central heating radiator, laminate to the floor, a light, coving and ceiling rose to the ceiling.





## 9 JENNER PLACE, CLEETHORPES

### LOUNGE



### DINING ROOM

11'2 x 11'2 (3.40m x 3.40m)

The dining room with a u.PVC double glazed window, a feature fire surround, a built cupboard and an under stairs cupboard. Laminate to the floor, a central heating radiator and a light to the ceiling.



## 9 JENNER PLACE, CLEETHORPES

### KITCHEN

10'9 x 12'8 decreasing to 8'11 (3.28m x 3.86m decreasing to 2.72m)

With a range of wall and base units, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window and door, a walk in pantry/cupboard, a central heating radiator, laminate to the floor and spotlights to the ceiling.



### KITCHEN



### LANDING

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



## 9 JENNER PLACE, CLEETHORPES

### **BATHROOM**

5'11 increasing to 8'11 x 6'7 (1.80m increasing to 2.72m x 2.01m)



### **BEDROOM 1**

10'9 x 14'9 decreasing to 11'4 (3.28m x 4.50m decreasing to 3.45m)

This double bedroom is to the front the property with a u.PVC double glazed window, a central heating radiator, a wall mounted central heating boiler, laminate to the floor and a light to the ceiling.



## 9 JENNER PLACE, CLEETHORPES

### **BEDROOM 1**



### **BEDROOM 2**

9'0 decreasing to 6'0 x 11'5 (2.74m decreasing to 1.83m x 3.48m)

Bedroom 2 is to the back of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.





## 9 JENNER PLACE, CLEETHORPES

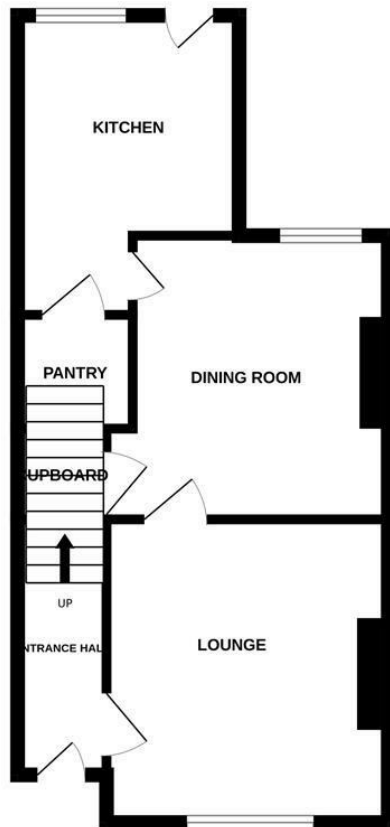
### OUTSIDE

The front of the property is open to allow for off-road parking.

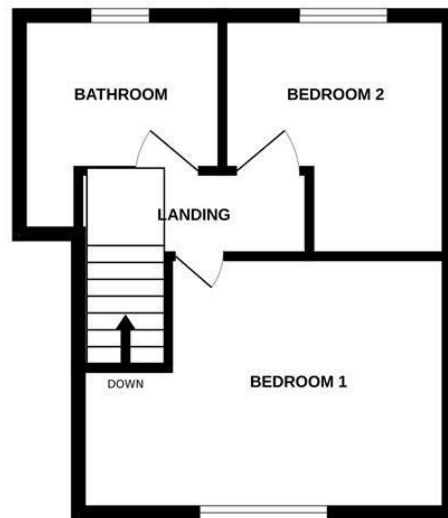
The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers and decorative stones for ease of maintenance.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




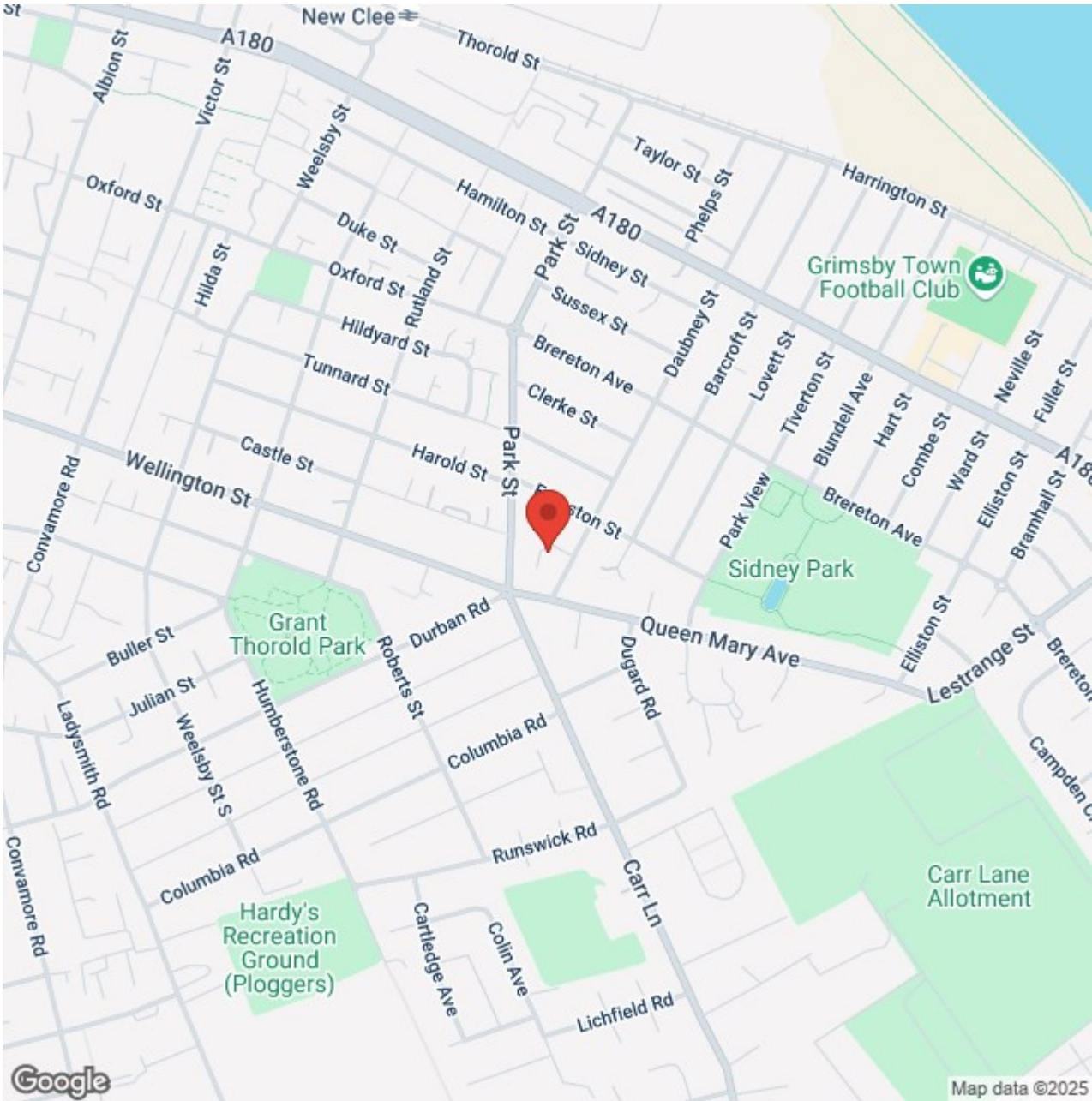
Environmental Impact (CO<sub>2</sub>) Rating

	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](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 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