

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

128 WINCHESTER AVENUE, GRIMSBY

PURCHASE PRICE £70,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£70,000

TENURE

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



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



128 WINCHESTER AVENUE, GRIMSBY

PUBLIC NOTICE

128 WINCHESTER AVENUE, GRIMSBY, N.E. Lincs, DN33 1JZ

We are acting in the sale of the above property and have received an offer of £65,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D

Nestled in Winchester Avenue, Grimsby, this charming end terrace house presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no chain and sold as seen, this property boasts a practical layout that is sure to appeal.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living quarters, while the kitchen and bathroom complete the essential living spaces. The property is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking for two vehicles adds to the convenience of this lovely home.

Situated in close proximity to the Diana Princess of Wales Hospital and the Grimsby Institute, this location is ideal for those seeking easy access to local amenities and services. Whether you are looking to settle down or invest in a rental property, this end terrace house on Winchester Avenue is a fantastic choice. Don't miss the chance to make it your own.

ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with u.PVC double glazed windows to the side and front, vinyl to the floor and door to the hall.

HALL

Through a hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, vinyl to the floor and a light to the ceiling.

LOUNGE

12'4 x 11'3 (3.76m x 3.43m)

The lounge is to the back of the property with a u.PVC double glazed window, a fire surround with a tiled back and hearth and an electric fire. A central heating radiator, wall lights, a light and coving to the ceiling.

KITCHEN

9'9 x 9'2 (2.74m x 2.79m)

The kitchen comprises of white wall and base units, contrasting work surfaces, a white sink unit with a chrome mixer tap and space for a cooker. A u.PVC double glazed window and door, tiled walls, a tiled floor and a light to the ceiling.



KITCHEN



DINING ROOM

8'6 x 9'2 (2.59m x 2.79m)

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

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a built in cupboard housing the central heating boiler, a u.PVC double glazed window, vinyl to the floor and a light to the ceiling.

BATHROOM

6'1 x 7'3 decreasing to 5'5 (1.85m x 2.21m decreasing to 1.65m)

The bathroom comprises of a white suite with a panelled bath with an electric shower over, a pedestal wash hand basin and a toilet, all with chrome fittings. A u.PVC double glazed window, tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

12'5 x 11'4 (3.78m x 3.45m)

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

BEDROOM 2

12'5 x 9'3 (3.78m x 2.82m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a built in wardrobe and a light to the ceiling.

SHEDS/STORES

There are two brick sheds/stores.

GARDENS

The front garden has a fenced and hedged boundary and is laid to pavers and block-paving for parking for two vehicles and/or ease of maintenance with established borders.

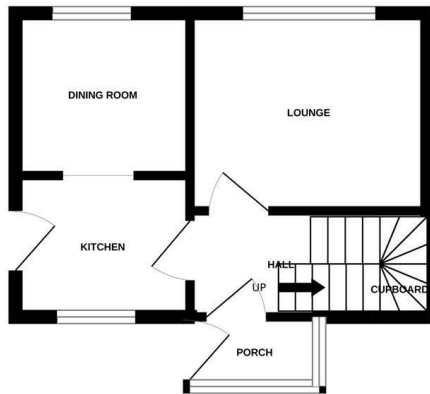
The back garden has a fenced boundary and is laid to lawn with established trees and bushes and is in need of some maintenance.



128 WINCHESTER AVENUE, GRIMSBY



GROUND FLOOR




1ST FLOOR




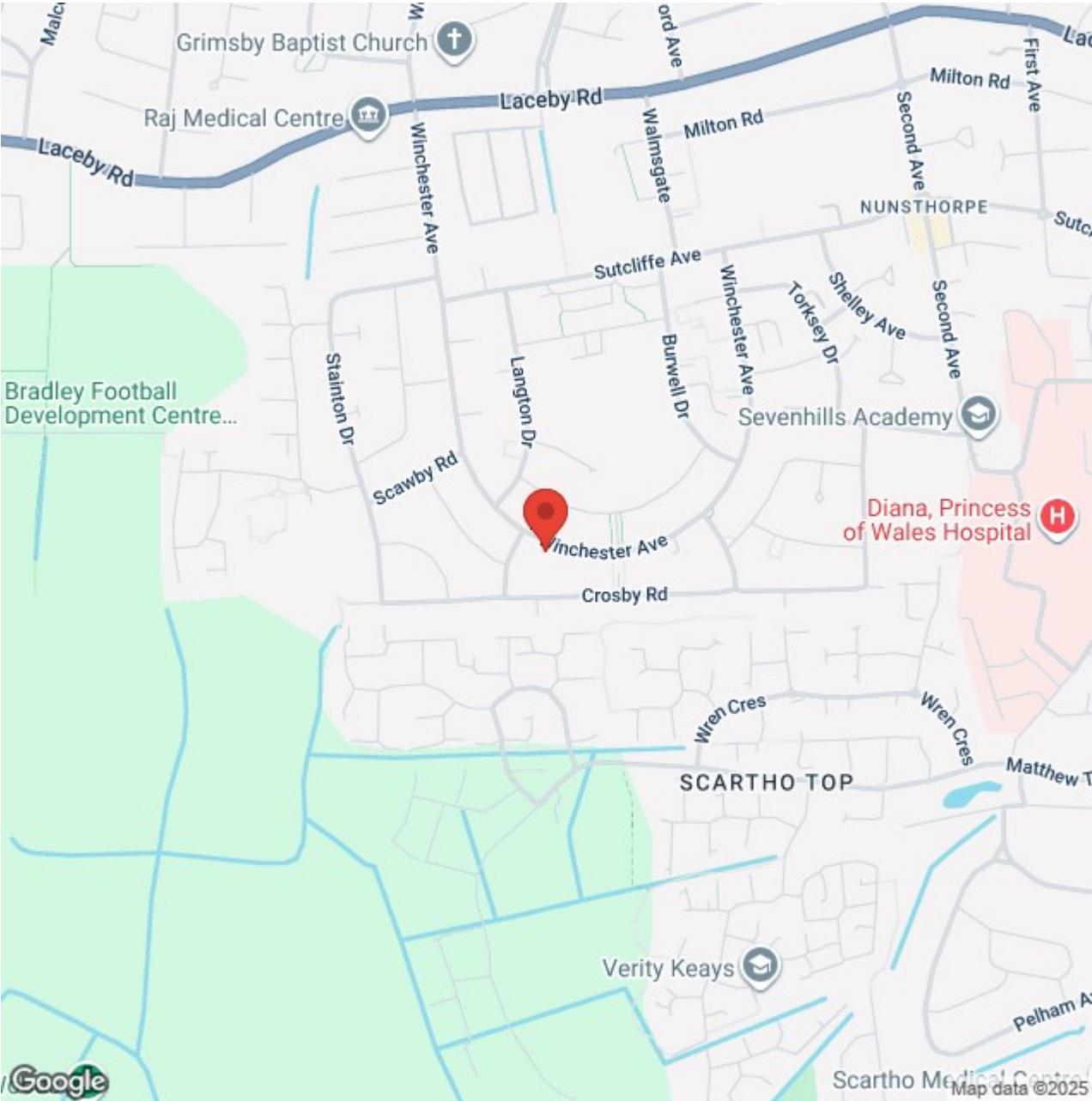
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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