

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 71 ST. HELIERS ROAD, CLEETHORPES

**PURCHASE PRICE £99,950 - NO CHAIN**



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,950

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



## 71 ST. HELIERS ROAD, CLEETHORPES

Nestled on St. Heliers Road in the charming coastal town of Cleethorpes, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors. Offered for sale with no chain, this property is currently operating as a successful Airbnb, making it a versatile choice for those looking to enter the property market.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen is functional and leads seamlessly to the dining area, perfect for family meals or hosting friends. Upstairs, you will find two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently located on the ground floor, adding to the practicality of the layout.

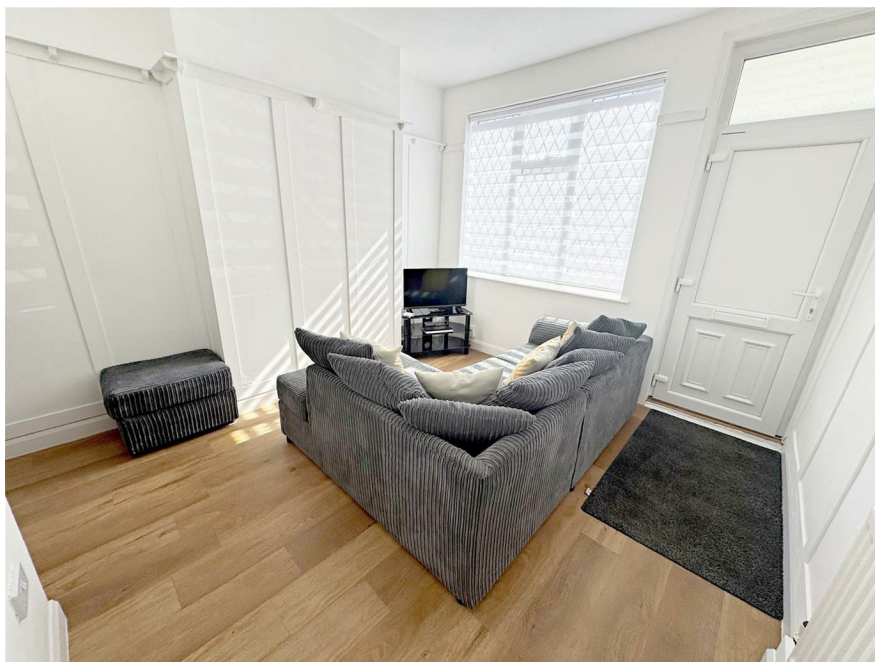
Outside, the property boasts low-maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. The house is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Situated close to local amenities and the picturesque seafront, this home offers a wonderful lifestyle with everything you need just a stone's throw away. Whether you are looking to move in right away or seeking a property with investment potential, this residence is move-in ready and awaits your personal touch. Viewing is essential to fully appreciate all that this charming home has to offer.

### **LOUNGE**

10'8 x 10'8 (3.25m x 3.25m)

Through a u.PVC double glazed door into the lounge with a u.PVC double glazed window, a central heating radiator, laminate effect vinyl to the floor and a light to the ceiling.



**LOUNGE**



**DINING ROOM**

10'9 x 10'8 (3.28m x 3.25m)

With a u.PVC double glazed window, a central heating radiator, laminate effect vinyl to the floor and a light to the ceiling. There is an under stairs cupboard and a door to the stairs.



**DINING ROOM**



**KITCHEN**

13'6 x 6'3 (4.11m x 1.91m)

With a range of cream wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a 4 ring gas hob with a stainless steel extractor fan above. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor, a light and coving to the ceiling.



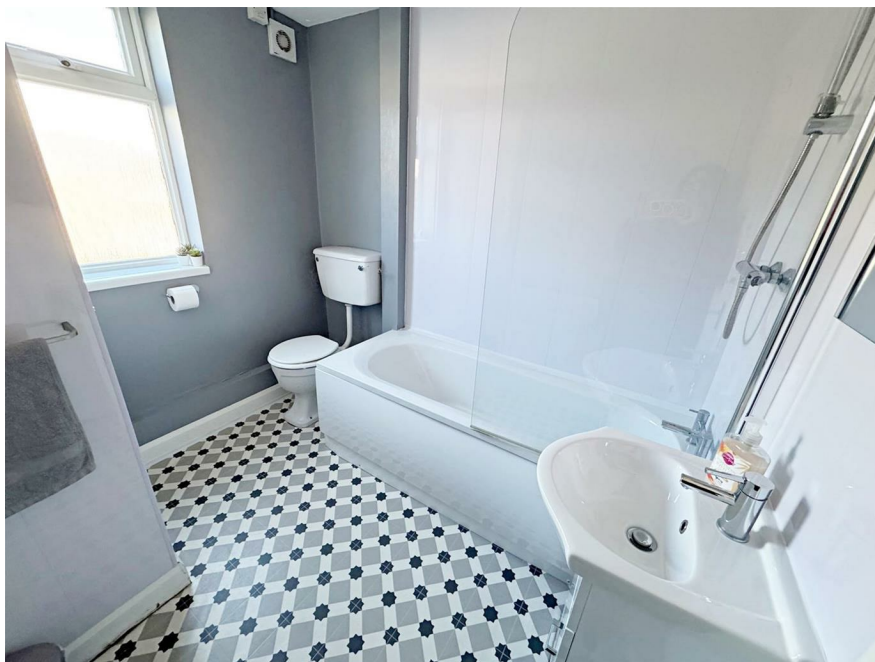
**KITCHEN**



**BATHROOM**

7'6 x 6'3 (2.29m x 1.91m)

With a white suite comprising of a panelled bath, a chrome mixer tap, a plumbed shower, a glass shower screen, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, part PVC boarding to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling. There is a built in cupboard housing the central heating boiler.



**LANDING**

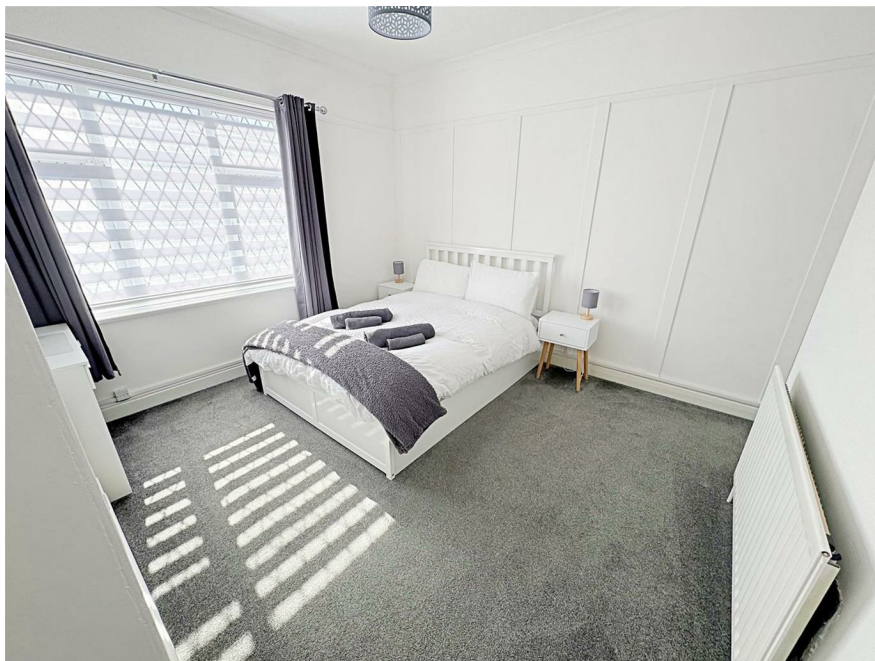
Up the stairs to the first floor accommodation where doors to all rooms lead off and there is a light to the ceiling.

**71 ST. HELIERS ROAD, CLEETHORPES**

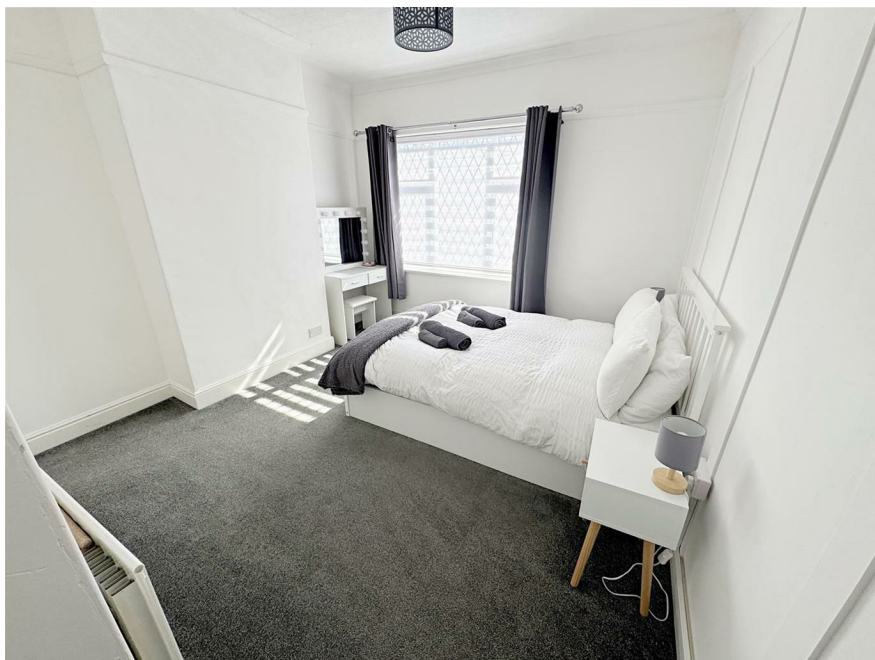
**BEDROOM 1**

10'9 increasing to 13'8 x 10'8 (3.28m increasing to 4.17m x 3.25m)

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



**BEDROOM 1**

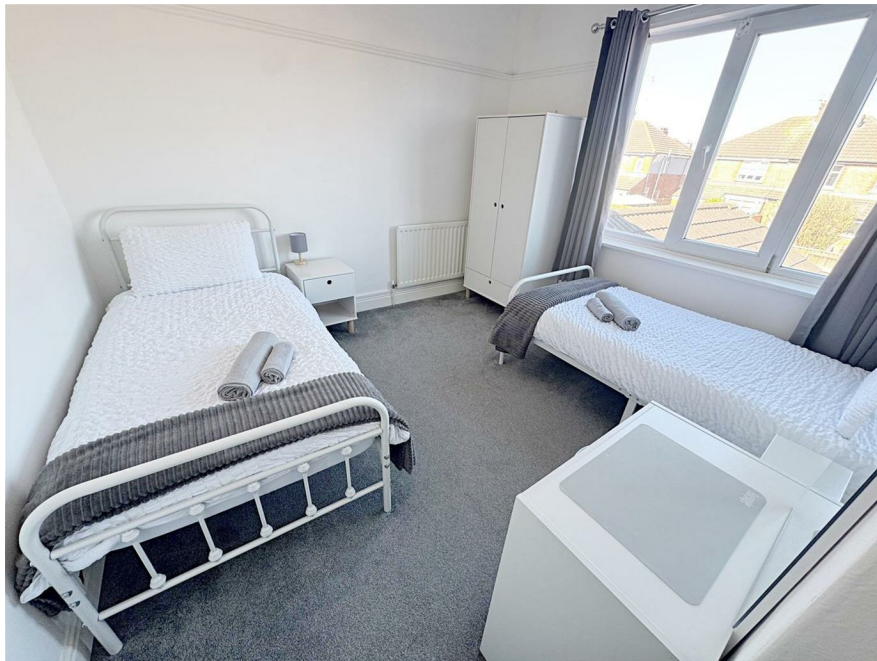


71 ST. HELIERS ROAD, CLEETHORPES

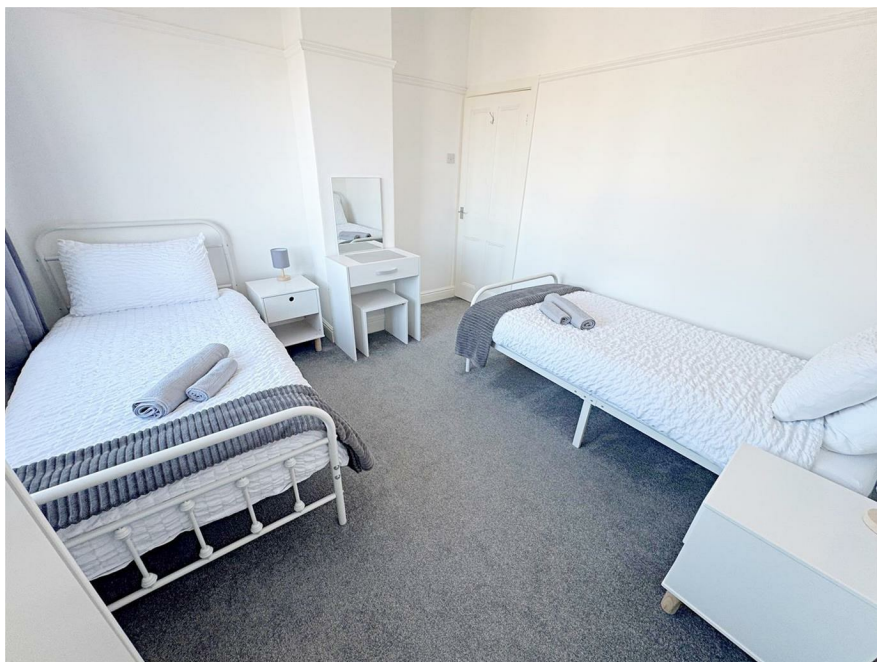
**BEDROOM 2**

10'9 x 10'8 (3.28m x 3.25m)

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



**BEDROOM 2**



## 71 ST. HELIERS ROAD, CLEETHORPES

### OUTSIDE

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

From the back door there is a covered seating area with wooden benches and a power point.

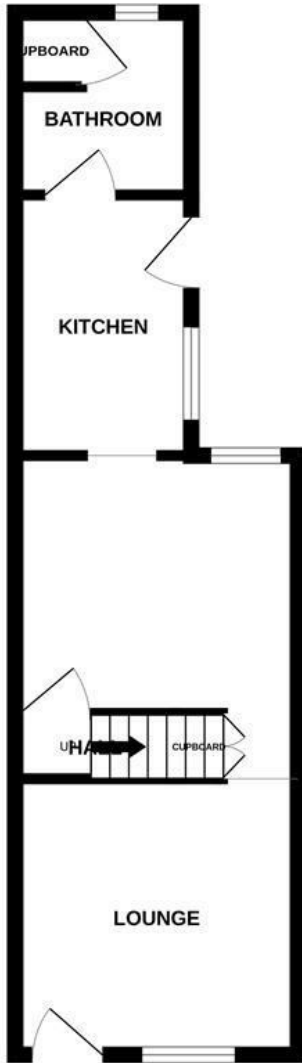
The rear garden has a fenced boundary with a timber gate and is laid to decorative stones and there is a raised decked area.



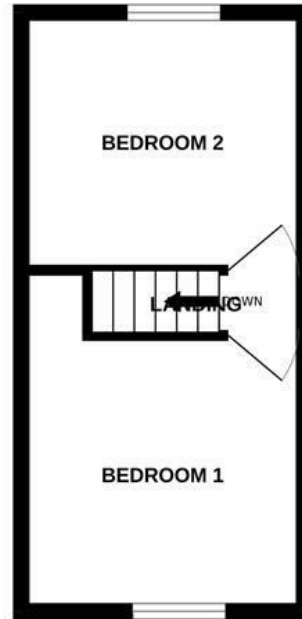
### OUTSIDE



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) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">90</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="text-align: center;"> <span style="font-size: 2em;">71</span> </div>	
(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		

**England & Wales**

EU Directive  
2002/91/EC

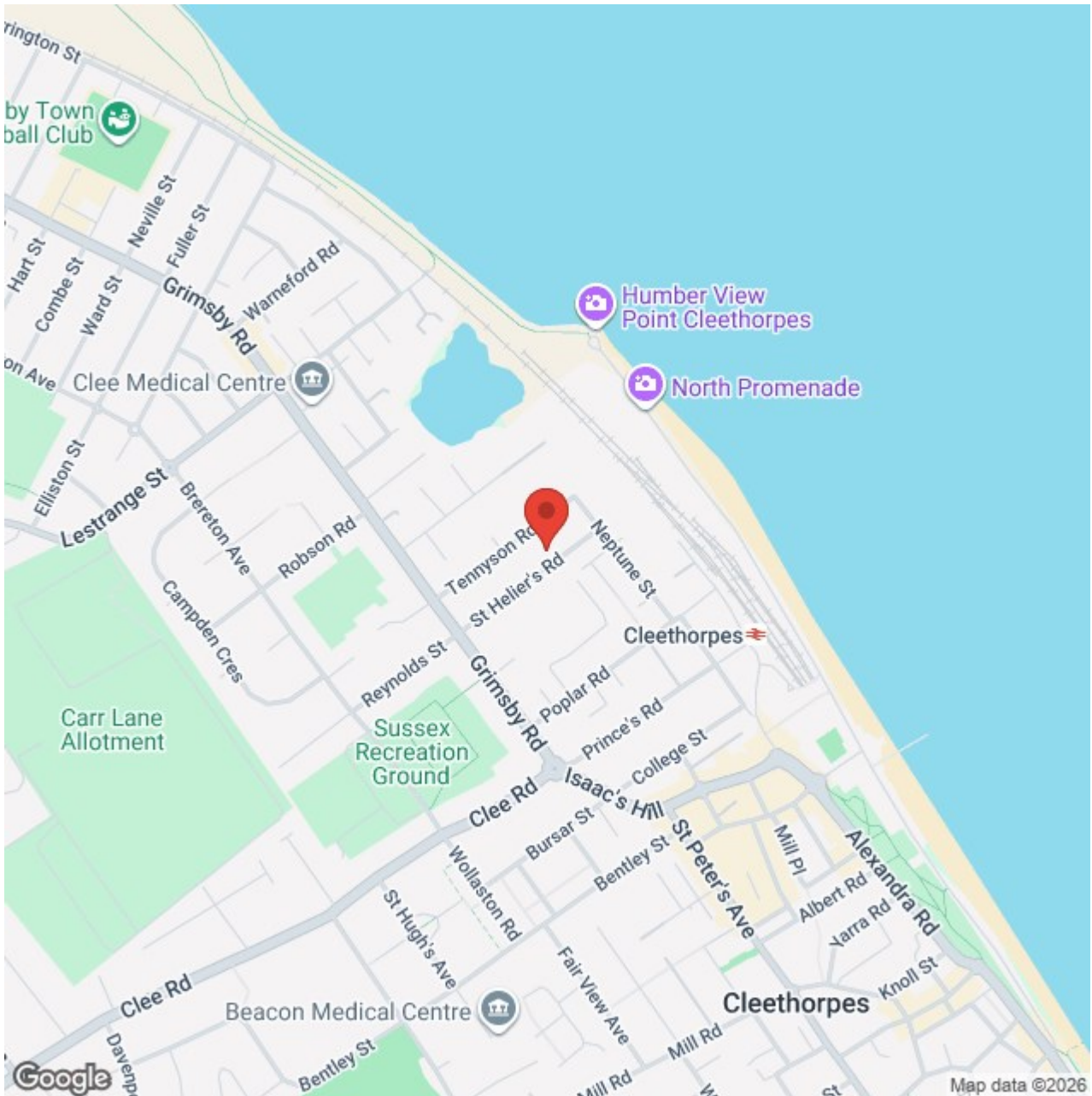


## Environmental Impact (CO<sub>2</sub>) Rating

	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		

**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