

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

131 PEAKS AVENUE, NEW WALTHAM GRIMSBY

PURCHASE PRICE £200,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£200,000

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



131 PEAKS AVENUE, NEW WALTHAM GRIMSBY

Nestled in the desirable area of Peaks Avenue, New Waltham, this charming detached bungalow presents an excellent opportunity for those seeking a property to make their own. Offered for sale with no chain, this home is ideally situated close to local amenities and well-regarded schools, making it perfect for families or those looking to downsize.

Upon entering, you are welcomed into an entrance hall that leads to a comfortable lounge, perfect for relaxation. The property boasts two double bedrooms, providing ample space for rest and privacy. A modern shower room adds a touch of contemporary convenience, while the kitchen and dining room offer a delightful space for culinary pursuits and entertaining guests.

The exterior of the property is equally appealing, featuring well-maintained front and rear gardens that provide a tranquil outdoor space. A timber shed offers additional storage, and the off-road parking accommodates up to two vehicles, ensuring convenience for residents and visitors alike.

With double glazing and gas central heating, this bungalow is designed for comfort and efficiency. While the property may require some updating, it presents a fantastic canvas for those looking to personalise their living space. This is a rare opportunity to acquire a lovely home in a sought-after location, so do not miss your chance to view this delightful bungalow.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall, a central heating radiator, a light coving and loft access to the ceiling.

LOUNGE

10'11 x 15'4 (3.33m x 4.67m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a stone fire place with a wooden mantle, a central heating radiator, a light and coving to the ceiling.



LOUNGE



BEDROOM 1

9'1 to wardrobes x 12'5 (2.77m to wardrobes x 3.78m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes and chest of drawers. A central heating radiator, a light and coving to the ceiling.



BEDROOM 1



BEDROOM 2

9'2 to wardrobes x 9'0 (2.79m to wardrobes x 2.74m)

Another double bedroom with a u.PVC double glazed window, a fitted wardrobe and an airing cupboard housing the central heating boiler. A central heating radiator, a light and coving to the ceiling.



SHOWER ROOM

5'3 x 6'10 (1.60m x 2.08m)

With a cabinetised sink and toilet all with chrome fittings, a walk-in shower with a plumbed shower and a glass screen. A u.PVC double glazed window, part mermaid boarding to the walls, a chrome ladder style radiator, a tiled floor, a light and coving to the ceiling.



KITCHEN

8'11 x 12'8 (2.72m x 3.86m)

With a range of dark wood wall and base units, contrasting work surfaces incorporating a cream sink unit with a cream mixer tap. An integrated electric oven and hob and there is plumbing for a washing machine. A u.PVC double glazed window and door, tiled splash backs, a vinyl tiled floor, a light and beams to the ceiling.



KITCHEN



DINING ROOM

15'3 x 8'4 (4.65m x 2.54m)

With two u.PVC double glazed windows, a range of dark wood wall and base units with contrasting work surfaces, a central heating radiator, a light, coving and ceiling rose to the ceiling.



131 PEAKS AVENUE, NEW WALTHAM GRIMSBY

OUTSIDE

The front garden has a walled boundary and is laid to lawn with established borders and a concrete drive providing ample off road parking.

The rear garden has a fenced boundary with a wrought iron gate leading to the drive. The garden is sectioned into a lawned area, a patio area, a decorative stoned area and established borders.



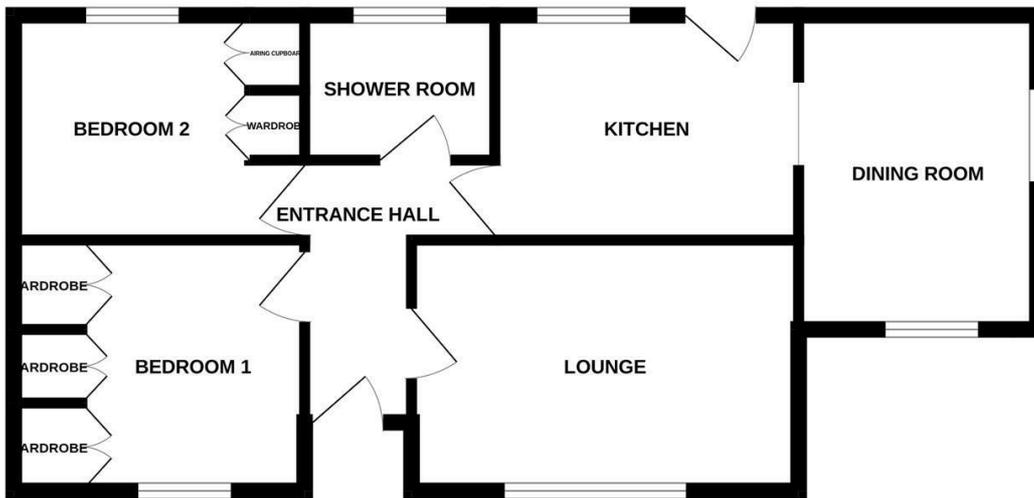
OUTSIDE



SHED

The double timber shed with light and power within.

GROUND 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

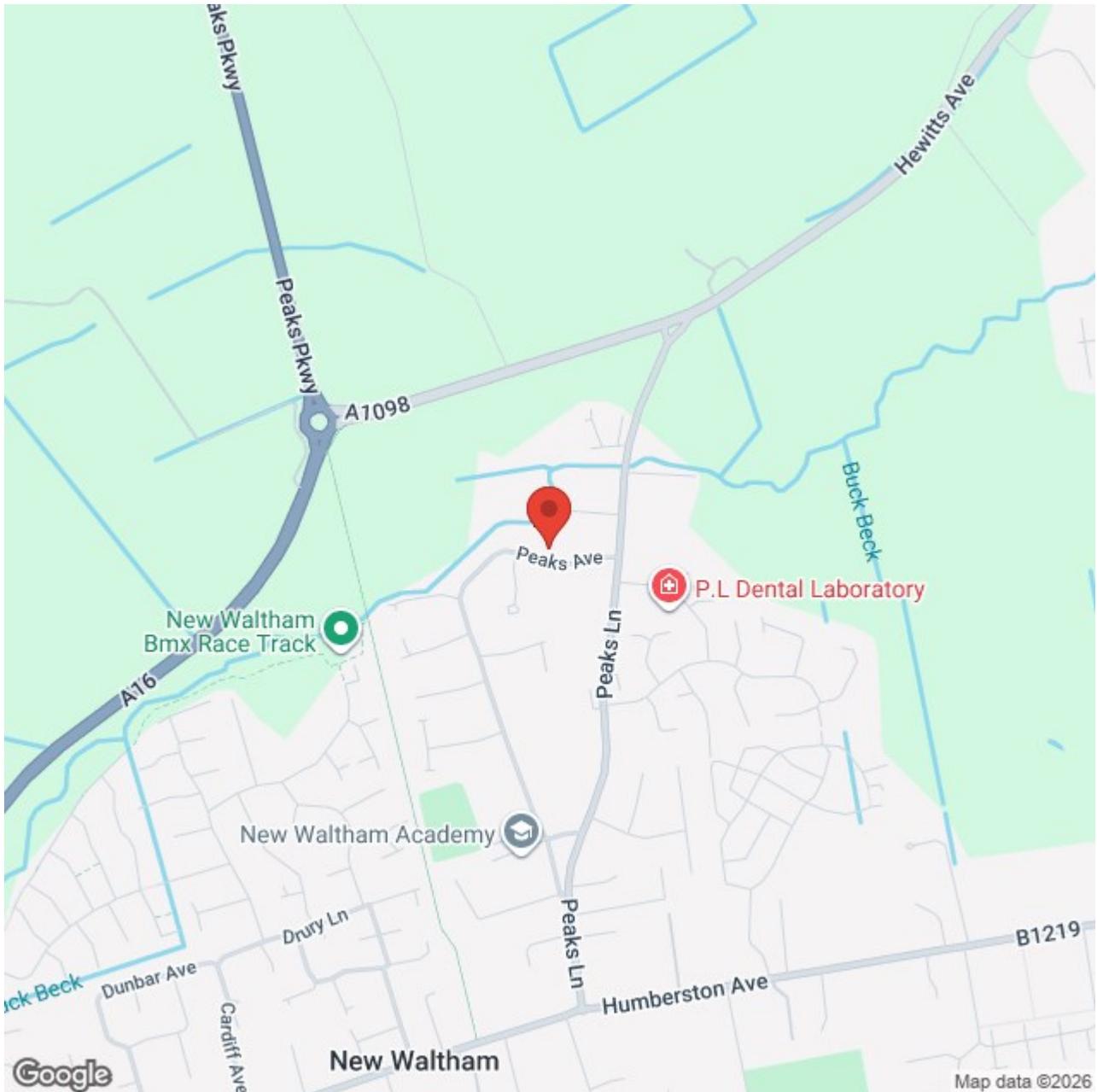


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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