

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 33 PHYLLIS AVENUE, GRIMSBY

**PURCHASE PRICE £137,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£137,000

#### TENURE

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



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### 33 PHYLLIS AVENUE, GRIMSBY

Nestled on Phyllis Avenue in the heart of Grimsby, this charming terraced house presents an excellent opportunity for those seeking a delightful family home. Offered for sale with no chain, this property is conveniently located close to local amenities and the town centre, making it an ideal choice for both first-time buyers and families alike.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The property has been thoughtfully refurbished, featuring a modern kitchen and a stylish bathroom that cater to contemporary living standards.

Significant improvements have been made to ensure comfort and efficiency, including a complete re-wire, a new central heating system, and U.P.V.C double glazing throughout. These enhancements not only elevate the aesthetic appeal of the home but also contribute to its energy efficiency.

Outside, the property benefits from a rear garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking for one vehicle adds to the convenience of this delightful home.

In summary, this terraced house on Phyllis Avenue is a wonderful blend of modern comfort and practical living, making it a must-see for anyone looking to settle in Grimsby. Don't miss the chance to make this lovely property your new home.

#### **ENTRANCE HALL**

Through a hardwood and glazed centralised door into the hall with stairs to the first floor accommodation, a small cupboard housing the electric meter and an under stairs cupboard. There is a central heating radiator, vinyl to the floor and a light to the ceiling.





### 33 PHYLLIS AVENUE, GRIMSBY

#### **LOUNGE**

13'5 x 10'2 (4.09m x 3.10m)

The lounge is to the front of the property with a u.PVC double glazed window, a wooden fire surround with a tiled back and a cast iron grate within. There is a central heating radiator and a light to the ceiling.



#### **LOUNGE**



### **DINING ROOM**

11'7 x 16'2 (3.53m x 4.93m)

The dining room with a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.



### **KITCHEN**

12'11 x 7'6 (3.94m x 2.29m)

The newly installed kitchen with a range of pale grey wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, gas hob and a stainless steel extractor fan above. A u.PVC double glazed window and door, the new central heating boiler is located inside the larder cupboard, a vertical central heating radiator, vinyl to the floor and a light to the ceiling.





**KITCHEN**



**LANDING**

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

**BEDROOM 1**

10'3 x 11'5 (3.12m x 3.48m)

This double bedroom 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**

8'8 x 11'7 (2.64m x 3.53m)

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 3**

7'2 x 8'2 (2.18m x 2.49m)

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





**BATHROOM**

5'5 x 6'0 (1.65m x 1.83m)

The newly installed bathroom with a white suite comprising of a panelled bath with a chrome mixer shower tap, a glass shower screen, a sink set in a vanity unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part shower boarding to the walls, a graphite ladder style central heating radiator, vinyl to the floor, loft access and a light to the ceiling.



**OUTSIDE**

The front garden has a walled boundary and is laid to decorative chipping providing off parking and there is a concrete path to the front door.

The rear garden has a walled and fenced boundary with a wrought iron gate and is laid to soil and there is a concrete path and a timber shed.





**33 PHYLLIS AVENUE, GRIMSBY**

**OUTSIDE**

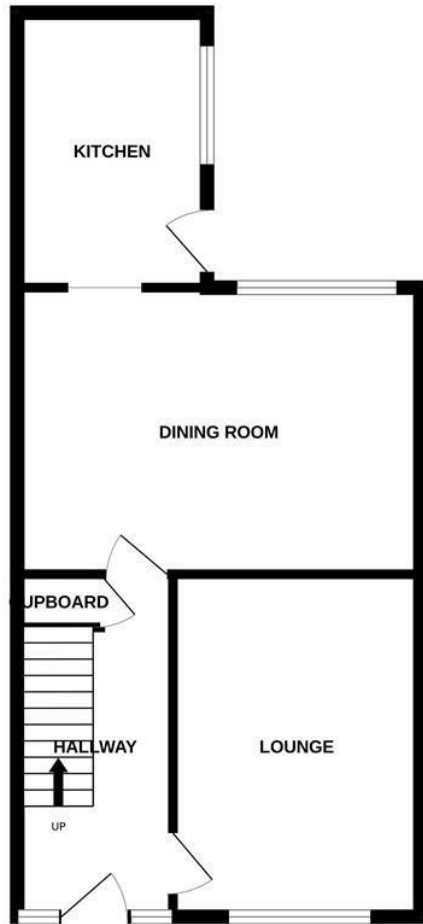


**DOOR**

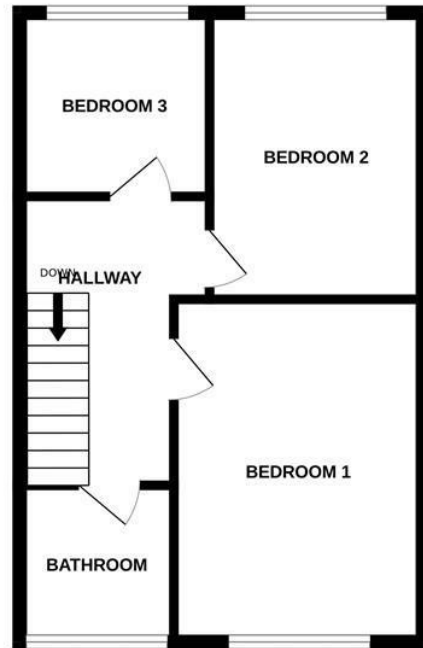




GROUND FLOOR




1ST FLOOR




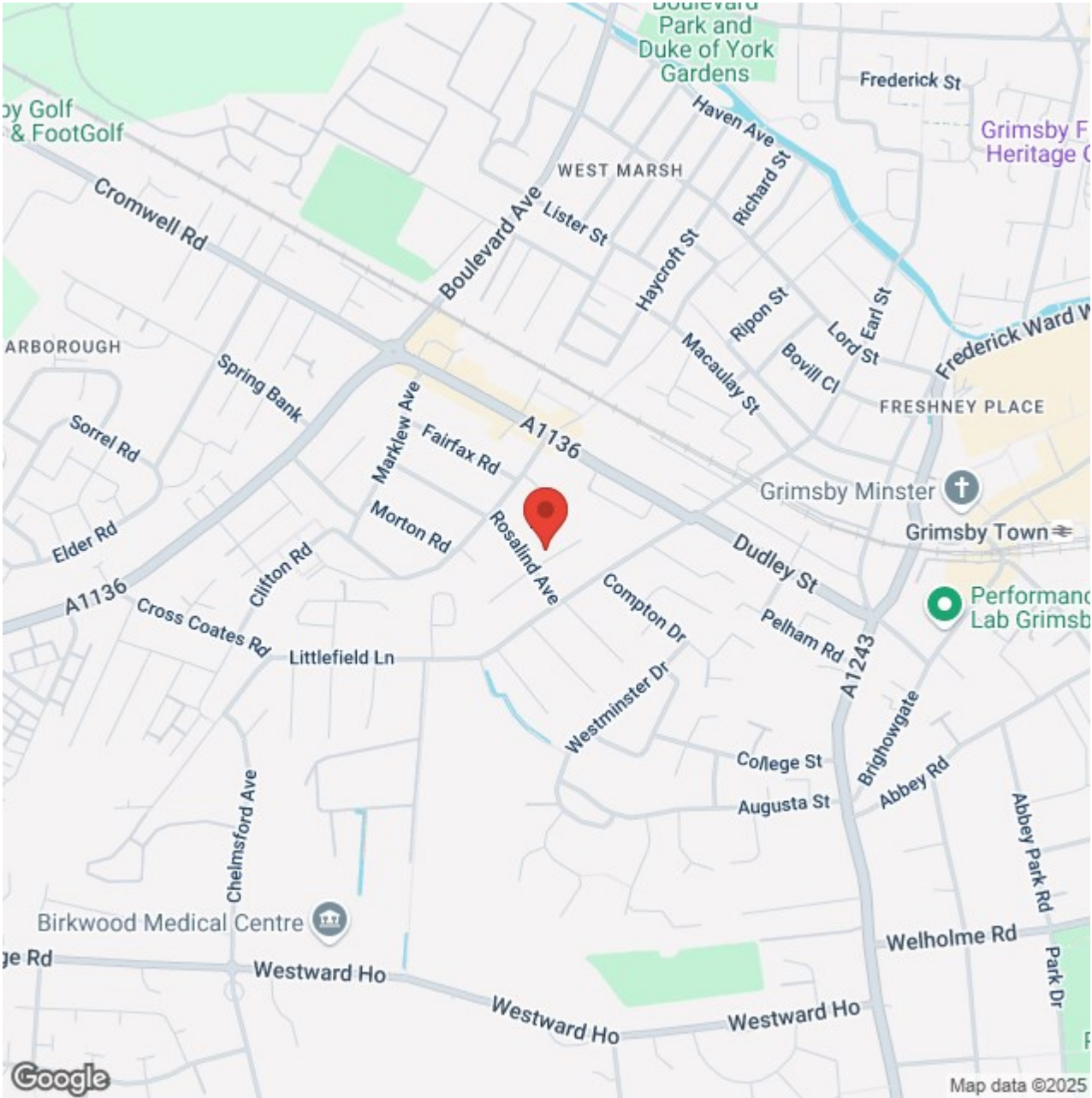
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	58	82
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