

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

7 OLD FARM COURT, WALTHAM GRIMSBY

PURCHASE PRICE £220,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£220,000

TENURE

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



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7 OLD FARM COURT, WALTHAM GRIMSBY

Nestled in the charming area of Old Farm Court, Waltham, this well-presented deceptively spacious semi-detached dormer bungalow offers a delightful blend of comfort and convenience and is a 5 minute walk to Waltham Gateway Academy School. With three spacious bedrooms and two bathrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an entrance hall that leads to a light-filled lounge, perfect for relaxation or entertaining guests. The dining room provides an inviting space for family meals and then into the fitted kitchen which is both functional and stylish, catering to all your culinary needs.

The ground floor features a modern bathroom, complete with a luxurious roll-top bath, and a generously sized double bedroom, ensuring comfort and accessibility. Ascending to the first floor, you will find another spacious double bedroom, which boasts its own ensuite bathroom, offering privacy and convenience.

The property is surrounded by well-maintained gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Off-road parking for two vehicles adds to the practicality of this home, making it easy for you and your guests to come and go.

Double glazing throughout the bungalow ensures warmth and energy efficiency, while gas central heating keeps the home cosy during the colder months. Located close to local amenities and well-regarded schools, this bungalow is perfectly positioned for both convenience and community living.

In summary, this semi-detached dormer bungalow in Waltham is a wonderful opportunity for those seeking a comfortable and well-located home. With its appealing features and proximity to essential services, it is sure to attract interest from a variety of buyers.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel, laminate to the floor, stairs to the first floor accommodation, and a central heating radiator. There is two lights and coving to the ceiling.



7 OLD FARM COURT, WALTHAM GRIMSBY

BEDROOM 3

9'9 x 8'1 to wardrobes (2.97m x 2.46m to wardrobes)

This double bedroom to the front of the property with a u.PVC double glazed window, a fitted wardrobe with sliding doors, a central heating radiator and a light to the ceiling.



LOUNGE

16'0 x 13'0 (4.88m x 3.96m)

The spacious lounge is to the front of the property with a u.PVC double glazed bay window, a marble effect fire surround with a coal effect gas fire. There is a central heating radiator, a light and coving to the ceiling.



7 OLD FARM COURT, WALTHAM GRIMSBY

LOUNGE



DINING ROOM

12'4 x 9'1 (3.76m x 2.77m)

With u.PVC double glazed French doors, a central heating radiator, a large storage cupboard with double doors, laminate to the floor and a light to the ceiling.



7 OLD FARM COURT, WALTHAM GRIMSBY

DINING ROOM



DINING/KITCHEN



7 OLD FARM COURT, WALTHAM GRIMSBY

KITCHEN

13'7 x 8'7 (4.14m x 2.62m)

The kitchen with a range of Beech coloured wall and base units with contrasting work surfaces and up-stands, a stainless steel sink unit with a chrome mixer tap. An integrated dish washer, a integrated electric oven, a gas hob with a stainless steel extractor fan above. There is plumbing for a washing machine, space for a fridge/freezer and the central heating boiler is located in a wall unit. A u.PVC double glazed window and door, a tiled floor and spot lights to the ceiling.



BATHROOM

8'5 x 6'4 (2.57m x 1.93m)

The bathroom with a white suite comprising of a roll top, claw feet bath with a chrome mixer shower tap, a sink with a chrome mixer tap set in a vanity unit, a cabinestised WC and a separate shower enclosure with an Aqualisa shower. A u.PVC double glazed window, PVC boarding to the walls, a chrome ladder style radiator, luxury vinyl flooring and spot lights to the ceiling.



LANDING

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

7 OLD FARM COURT, WALTHAM GRIMSBY

BEDROOM 1

12'3 x 16'0 max (3.73m x 4.88m max)

The spacious master bedroom with a u.PVC double glazed window, a central heating radiator, and a door to the loft storage. There is a fan light and coving to the ceiling.



BEDROOM 1



7 OLD FARM COURT, WALTHAM GRIMSBY

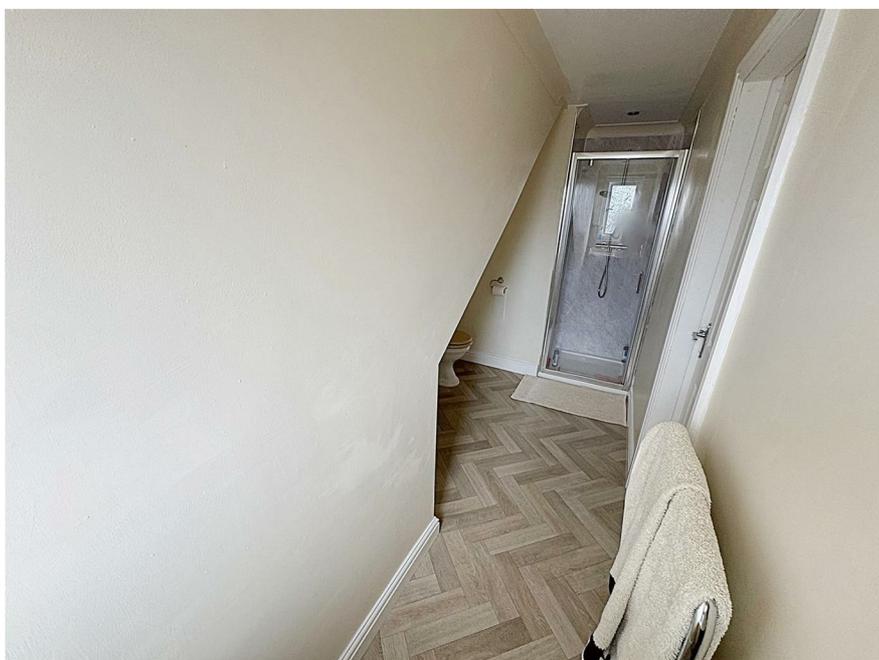
ENSUITE

14'10 max x 6'7 max (4.52m max x 2.01m max)

With a white sink with chrome taps set in a vanity unit and tiled splash back, a WC, a shower enclosure with a plumbed shower. A u.PVC double glazed window, a chrome towel heater, vinyl to the floor, spot lights and coving to the ceiling.



ENSUITE



7 OLD FARM COURT, WALTHAM GRIMSBY

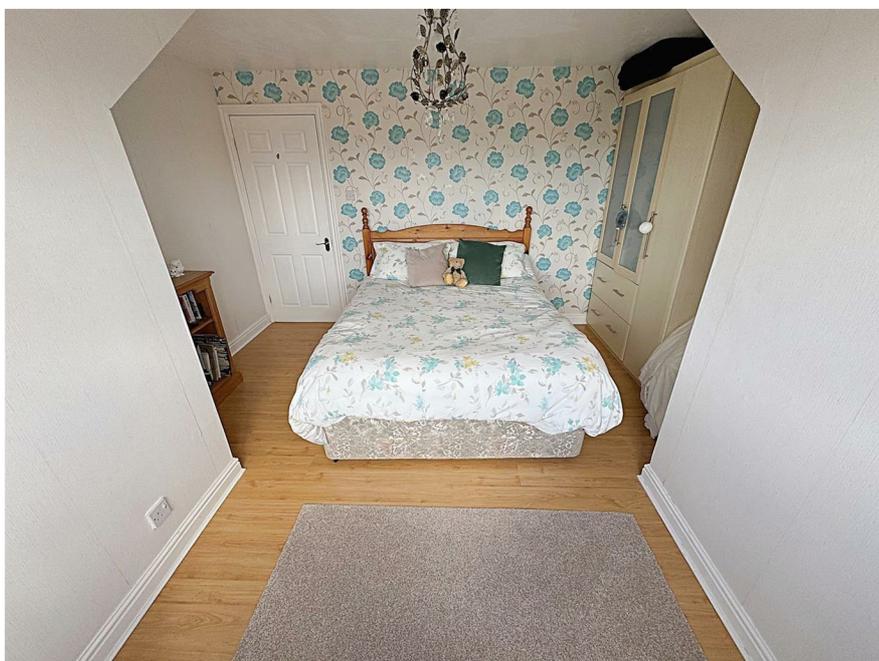
BEDROOM 2

13'5 decreasing to 7'5 x 12'9 (4.09m decreasing to 2.26m x 3.89m)

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



BEDROOM 2



7 OLD FARM COURT, WALTHAM GRIMSBY

OUTSIDE

The front of the property is open plan and is laid to lawn with a concrete drive providing ample off road parking.

The south facing rear garden has a fenced boundary and is laid to pavers with block-paved edging and raised borders with decorative stones and there is a timber shed. This low maintenance, south facing rear garden is an ideal place to relax on those long sunny days and nights.



OUTSIDE

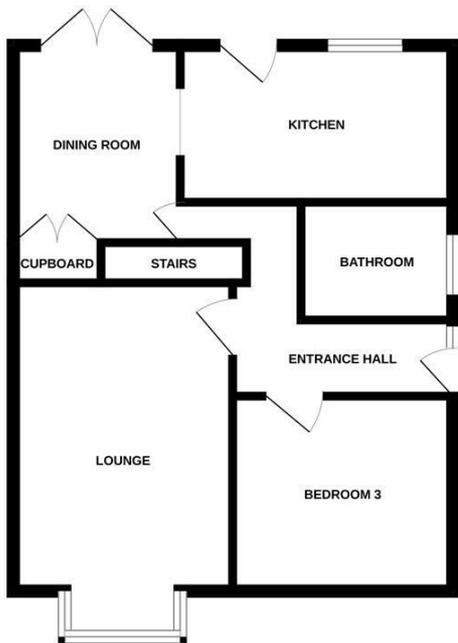


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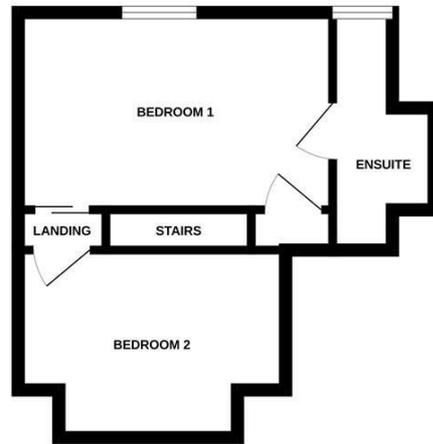
OUTSIDE



GROUND FLOOR



1ST FLOOR



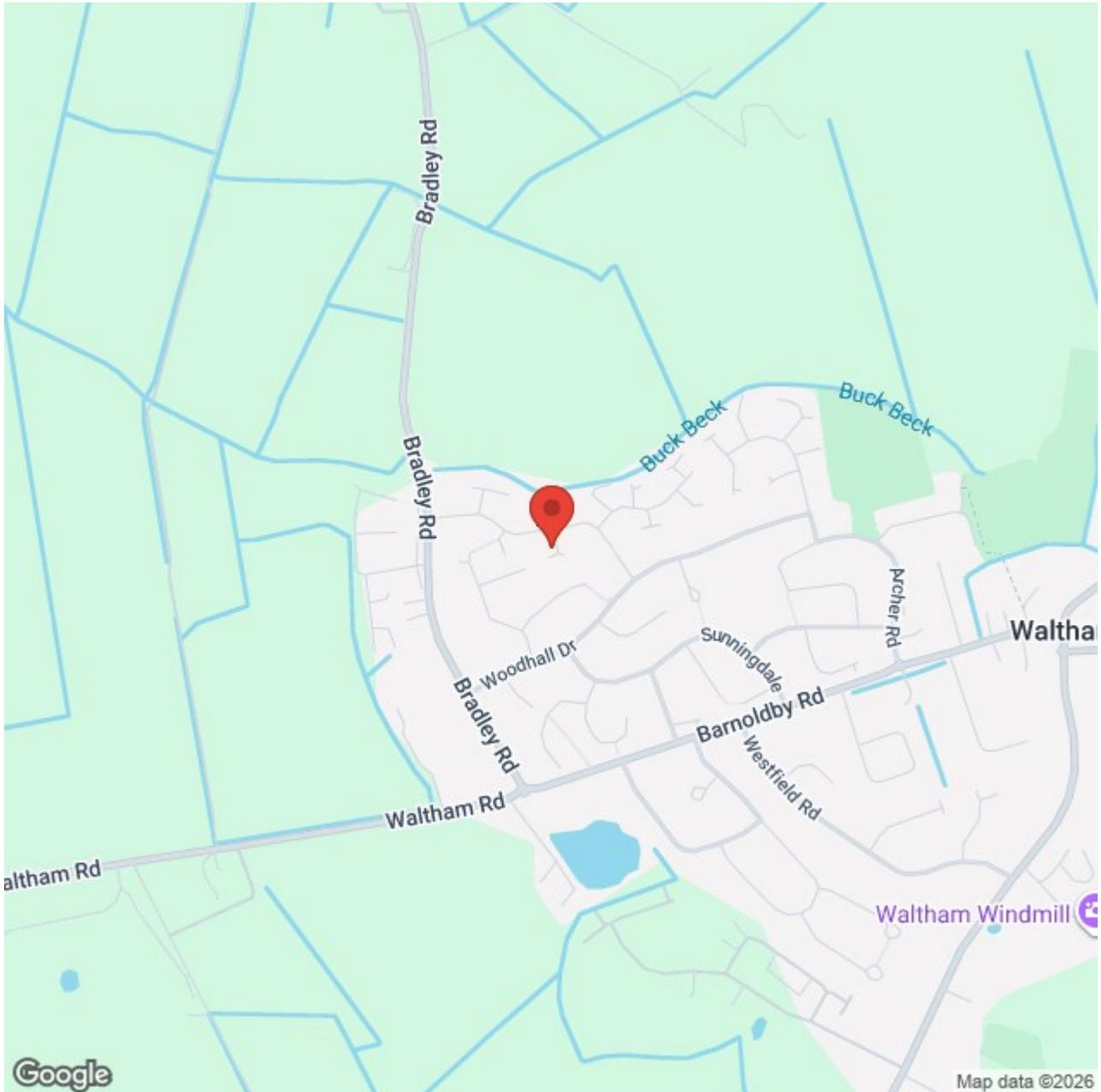
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) 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		
	73	84
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 for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 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.**

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