

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

221 CORPORATION ROAD, GRIMSBY

PURCHASE PRICE £69,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£69,950

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



221 CORPORATION ROAD, GRIMSBY

Offered for sale with no chain and sold with tenant in situ. This spacious mid terrace offering good size living accommodation comprising, entrance hall, lounge/diner, kitchen, utility area, WC. To the first floor are three bedrooms and bathroom. The property benefits from u.PVC double glazing, gas central heating and front and rear gardens. Within walking distance of the town centre and access to the motorway. The rent is currently £400.00 PCM

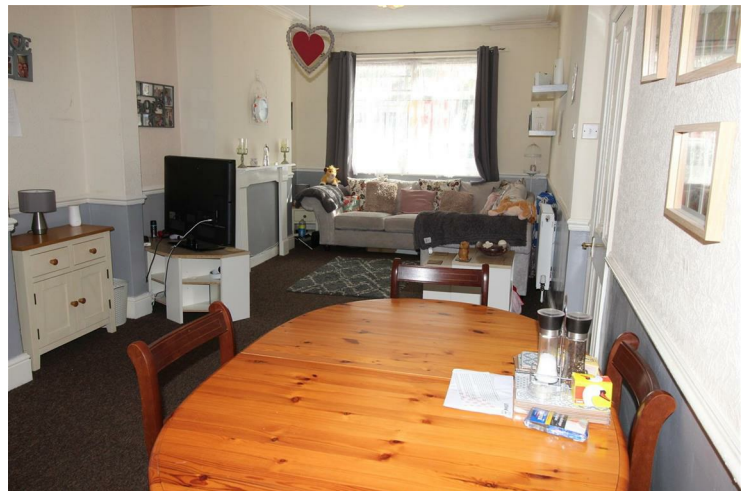
ENTRANCE

Through a wooden door to the front of the property into the porch with part tiled walls and wooden and glazed door to the hall, with a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.

LOUNGE/DINER

26'1 max x 11'1 max (7.95m max x 3.38m max)

The lounge/diner with u.PVC double glazed windows to the front and rear, two central heating radiators, a white fire surround and two lights to the ceiling.



ADDITIONAL LOUNGE/DINER



221 CORPORATION ROAD, GRIMSBY

KITCHEN

14'11 x 9'9 (4.55m x 2.97m)

With a range of Beech wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink and drainer with chrome taps. Two u.PVC double glazed windows and a wooden door, the central heating boiler, two central heating radiators, a tiled floor, an under stairs cupboard and a light to the ceiling.



ADDITIONAL KITCHEN



UTILITY AREA

5'5 x 6'5 (1.65m x 1.96m)

The utility with a u.PVC double glazed window, plumbing for a washing machine, a tiled floor and a light to the ceiling.



WC

5'4 x 3'1 (1.63m x 0.94m)

With a white toilet with a central chrome flush, a wash hand basin with chrome taps, part tiled walls, a tiled floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a storage cupboard and a light and loft access to the ceiling.

221 CORPORATION ROAD, GRIMSBY

BEDROOM ONE

12'6 x 14'9 (3.81m x 4.50m)

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



BEDROOM TWO

13'2 x 8'7 (4.01m x 2.62m)

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



BEDROOM THREE

6'9 x 9'10 (2.06m x 3.00m)

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

BATHROOM

With a white suite comprising of a toilet with a chrome flush, a pedestal wash hand basin with chrome taps, a paneled bath with chrome taps. Part tiled walls, a u.PVC double glazed window, a central heating radiator, a built in cupboard and a light to the ceiling.



GARDENS

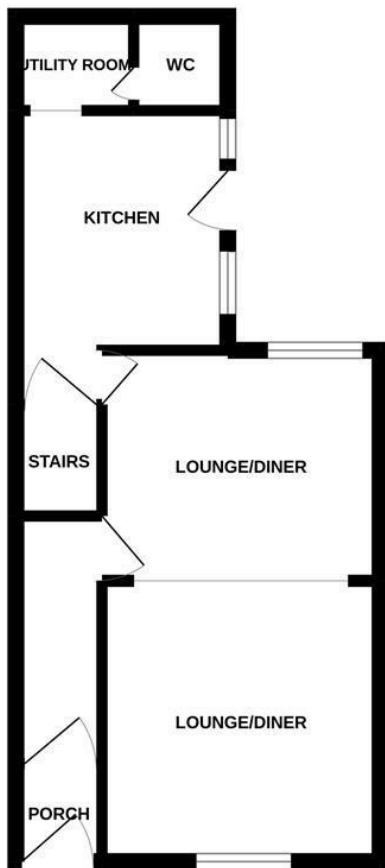
The front garden has a fenced boundary with a wrought iron gate and is low maintenance.

The rear garden has a walled and fenced boundary with a wooden gate and is mainly laid to lawn with a concrete path and patio area.

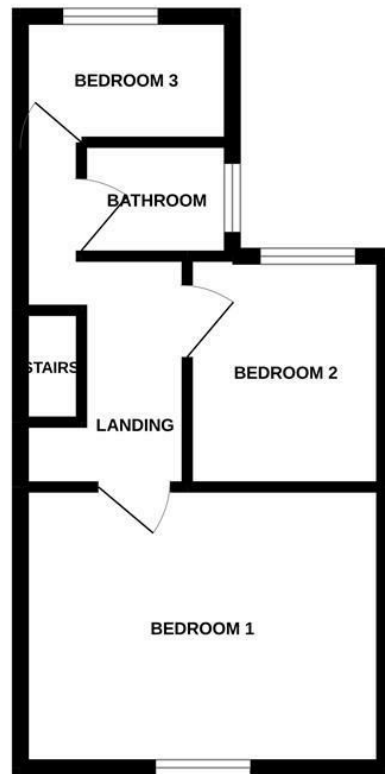
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GROUND FLOOR




1ST FLOOR




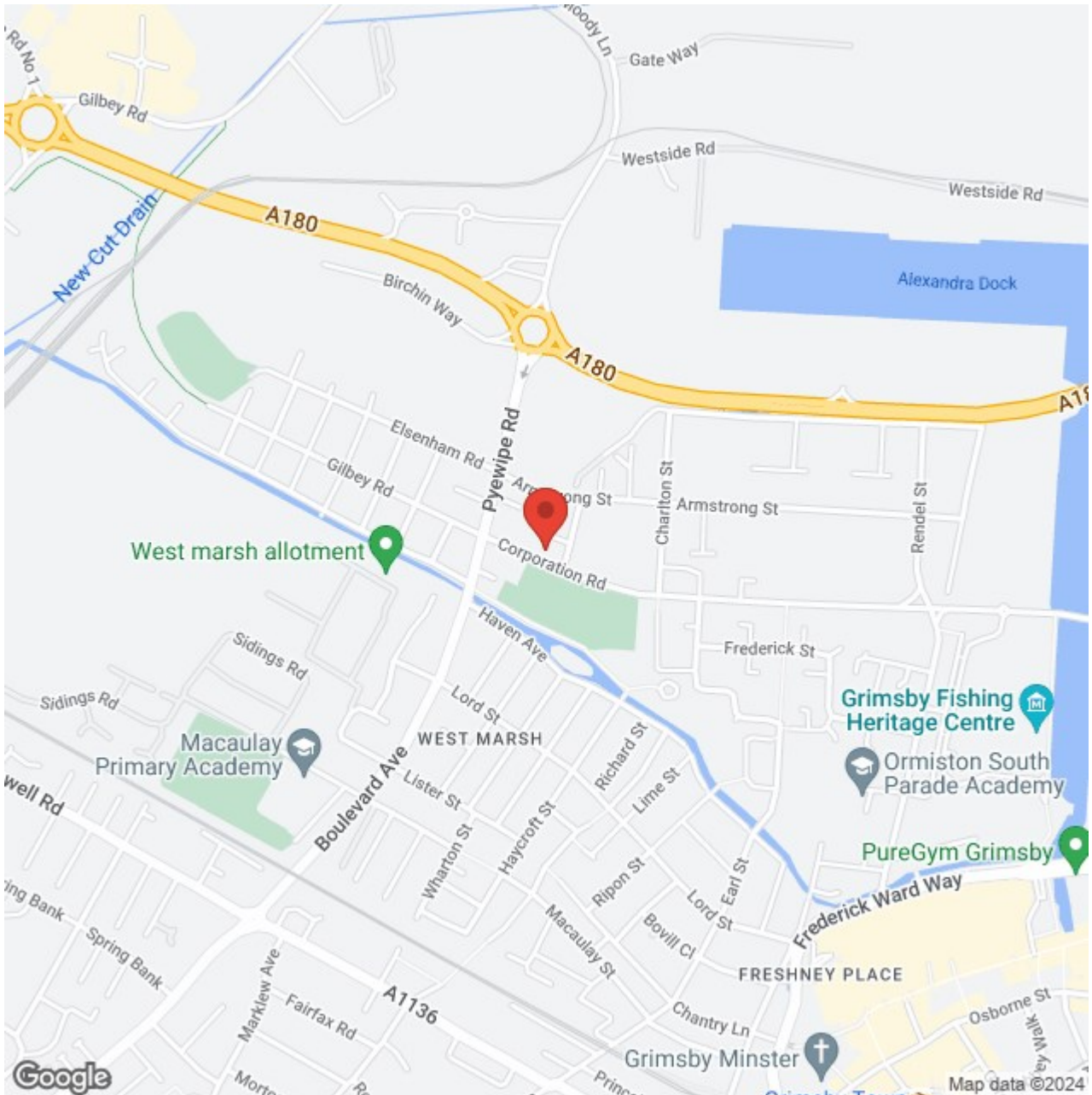
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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