

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 23 WARNEFORD ROAD, CLEETHORPES

**PURCHASE PRICE £120,000 -NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£120,000

#### 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



## 23 WARNEFORD ROAD, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this end terrace property, located close to the local amenities and schools in the area. It is also close to Cleethorpes Sea Front and all that it has to offer. The property comprises of an entrance hall, a lounge/diner, a fitted kitchen, two double bedrooms, a single bedroom and a bathroom. The property benefits from gas central heating, u.PVC double glazing, front and rear gardens.

### ENTRANCE HALL

Through a u.PVC double glazed centralised front door with stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, laminate to the floor and a light to the ceiling.



### LOUNGE/DINER

28'10 x 11'11 reducing to 10'8 (8.79m x 3.63m reducing to 3.25m)



### LOUNGE

The lounge area with a u.PVC double glazed walk-in bay window to the front, a central heating radiator, a wooden fire surround with a tiled back and hearth, a light and coving to the ceiling.

### DINING AREA

The dining area with u.PVC double glazed sliding doors, continuation of the laminate flooring, a central heating radiator, a light and coving to the ceiling.

## 23 WARNEFORD ROAD, CLEETHORPES

### KITCHEN

18'7 x 10'0 reducing to 6'8 (5.66m x 3.05m reducing to 2.03m )

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, gas hob and fridge/freezer. There is plumbing for a washing machine and the central heating boiler is housed within a cupboard. Two u.PVC double glazed windows and a u.PVC double glazed door, a central heating radiator, a tiled floor, a light and coving 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.

### BATHROOM

6'7 x 6'10 (2.01m x 2.08m)

With a white suite comprising of bath with a chrome mixer shower tap and a glass shower screen, a white sink set in a vanity unit with a chrome mixer tap, a WC set in a vanity unit with a chrome flush. A u.PVC double glazed window, fully tiled walls, a chrome ladder style radiator, vinyl floor and lights to the ceiling.

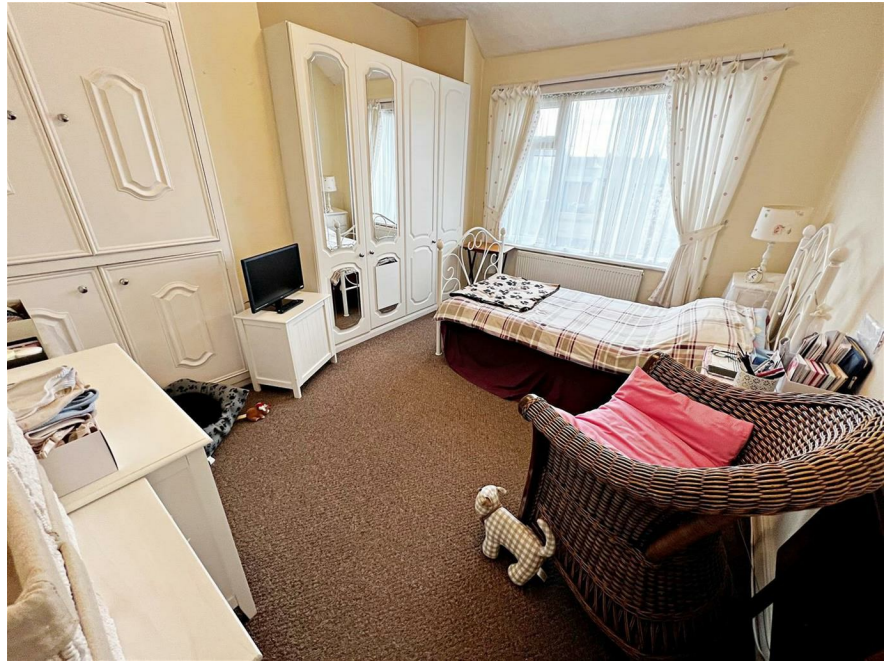


## 23 WARNEFORD ROAD, CLEETHORPES

### **BEDROOM 1**

11'2 x 10'6 (3.40m x 3.20m)

This double bedroom to the rear of the property with a range of fitted wardrobes and a built in cupboard, a central heating radiator, a light and loft access to the ceiling.



### **BEDROOM 2**

9'6 max x 12'6 (2.90m max x 3.81m)

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

### **BEDROOM 3**

7'10 x 7'0 (2.39m x 2.13m)

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



## 23 WARNEFORD ROAD, CLEETHORPES

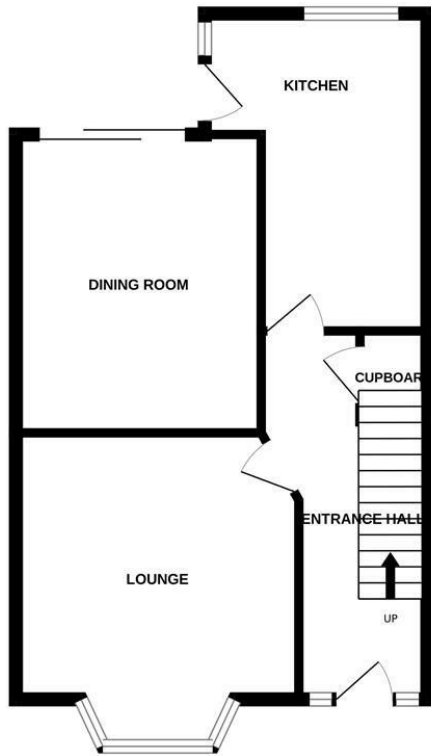
### OUTSIDE

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

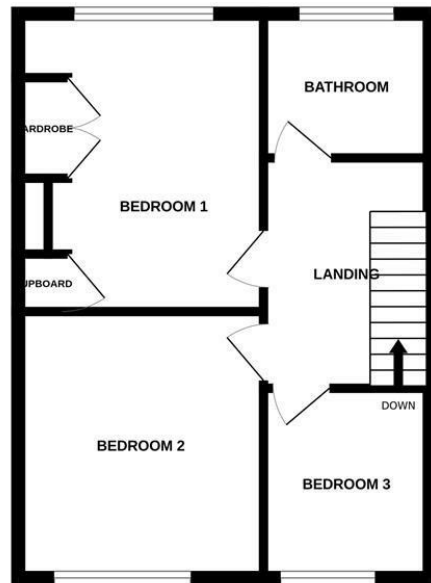
The rear garden has a fenced boundary with a wooden gate and is mainly laid to concrete with a lawned area and borders of established plants, bushes and trees and a timber shed.



GROUND FLOOR




1ST FLOOR




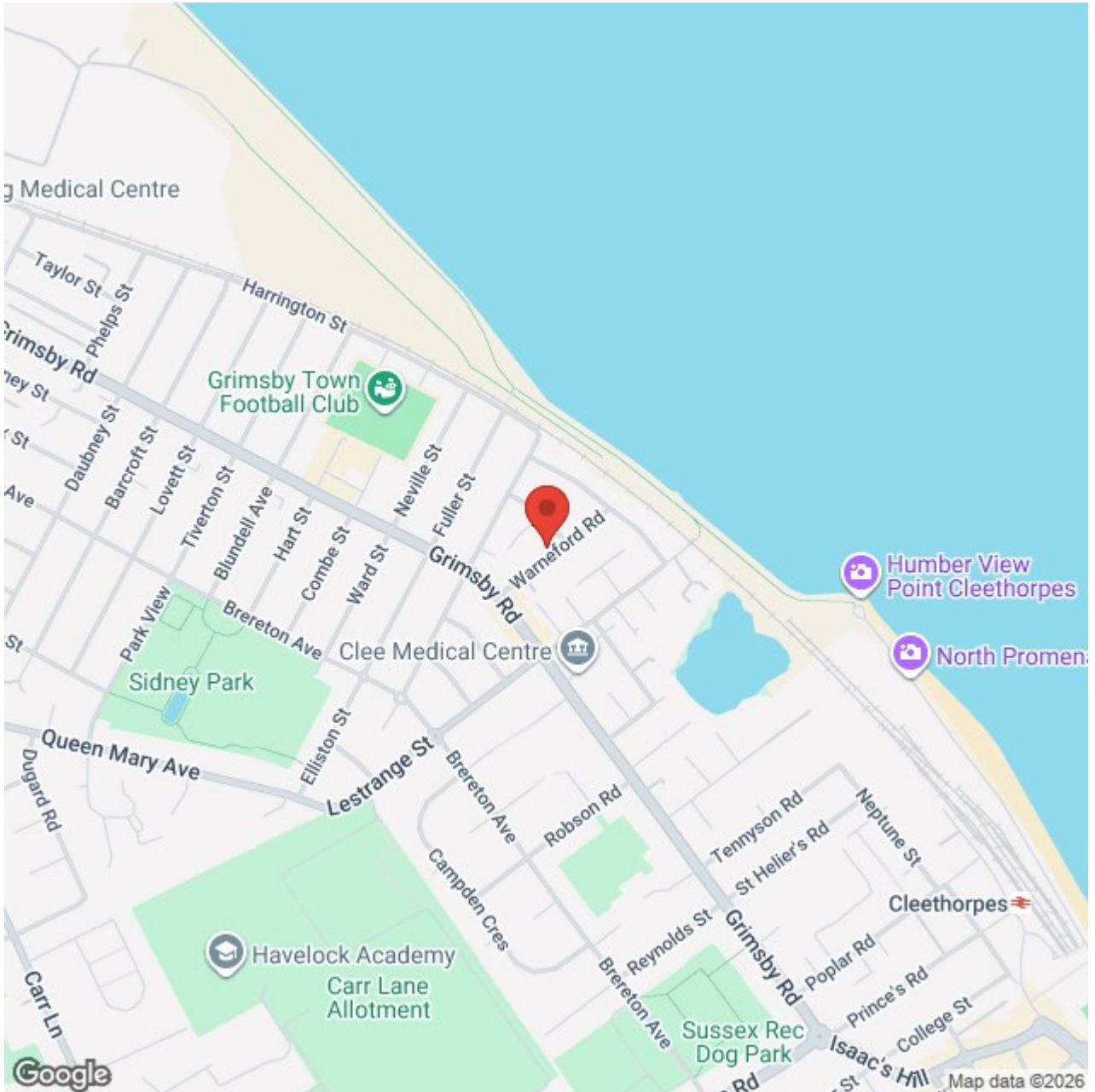
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		
(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 energy efficient - higher running costs		
		<b>82</b>
	<b>55</b>	
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.**

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