

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

251 WELHOLME ROAD, GRIMSBY

PURCHASE PRICE £69,950 FREEHOLD



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



251 WELHOLME ROAD, GRIMSBY

Nestled on Welholme Road in Grimsby, this well-presented semi-detached dormer bungalow is an ideal opportunity for first-time buyers or investors alike. The property boasts a prime location, conveniently situated close to local amenities and centrally positioned between Grimsby town centre and the picturesque Cleethorpes seafront.

Upon entering, you will find a spacious open-plan kitchen, living, and dining area that creates a welcoming atmosphere, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, making it a delightful environment for everyday living. The bungalow features a well-appointed four-piece bathroom, ensuring comfort and convenience for its residents.

The first floor hosts a generously sized double bedroom, providing a peaceful retreat at the end of the day. The property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons.

Outside, the enclosed rear garden offers a private space for outdoor enjoyment, whether it be for gardening, relaxing, or hosting gatherings with friends and family.

This charming bungalow presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. With its blend of modern living and convenient location, it is not to be missed.

OPEN PLAN LIVING/KITCHEN AREA

21'8 x 23'6 (6.60m x 7.16m)

Through u.PVC double glazed French doors into the living area with laminate to the floor, stairs to the first floor accommodation, a central heating radiator and two lights to the ceiling.

The kitchen area with a range of white wall and base units, contrasting work surfaces and tiled reveals. A stainless steel sink unit with a chrome mixer tap, a white extractor fan and there is plumbing for a washing machine. A tiled floor and a light to the ceiling.



251 WELHOLME ROAD, GRIMSBY

OPEN PLAN LIVING/KITCHEN AREA



OPEN PLAN LIVING/KITCHEN AREA



OPEN PLAN LIVING/KITCHEN AREA



DINING AREA

11'3 x 7'10 (3.43m x 2.39m)

The dining area with u.PVC double glazed French doors, a central heating radiator, a tiled floor and a light to the ceiling.



251 WELHOLME ROAD, GRIMSBY

BATHROOM

9'9 x 7'9 (2.97m x 2.36m)

The bathroom with a white suite comprising of a panelled bath, chrome taps, a pedestal wash hand basin, chrome tap, a toilet and a separate shower enclosure with a Triton electric shower. A u.PVC double glazed window, a central heating radiator, a wall mounted central heating boiler, part tiled walls, a tiled floor and a light to the ceiling.



BEDROOM

16'6 x 11'2 (5.03m x 3.40m)

Up the stairs to the double bedroom with a roof window, a central heating radiator, doors to the eaves storage and spotlights to the ceiling.



BEDROOM



OUTSIDE

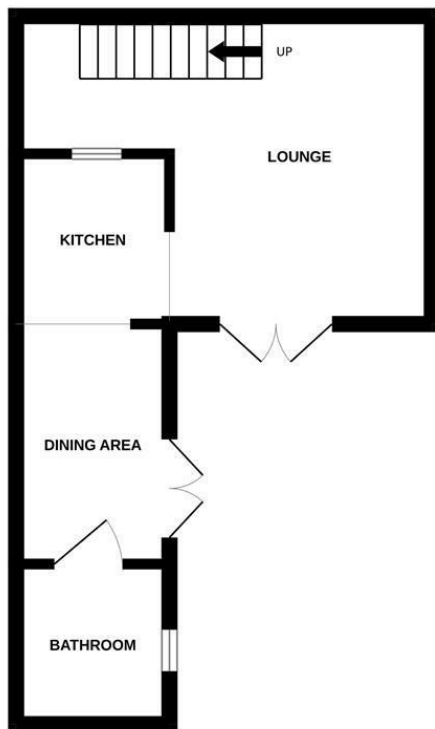
The enclosed rear garden with a walled and fenced boundary, double wrought iron gates is laid to artificial grass with a paved patio area. There is outside electrics and an outside tap.



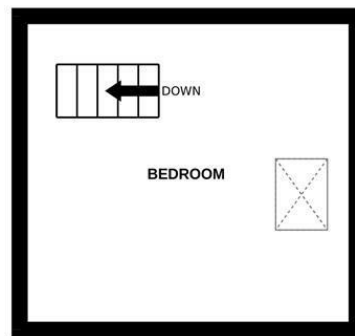
OUTSIDE



GROUND FLOOR
252 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 sq.m.) approx.

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		
	67	84

England & Wales

EU Directive 2002/91/EC




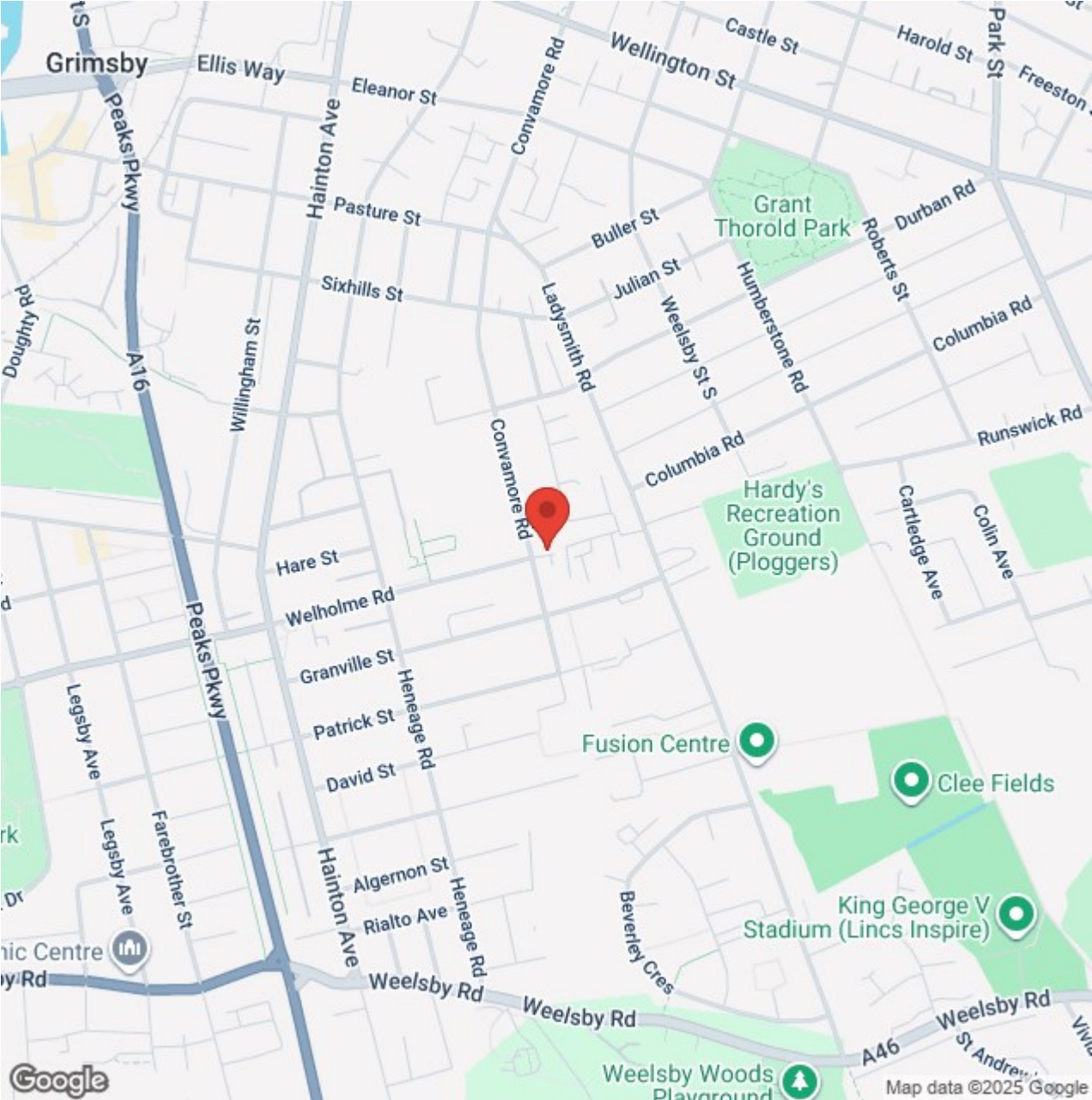
Environmental Impact (CO₂) Rating

	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.

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.**

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