

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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To view our Properties on the Internet:

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### PROPERTY FOR SALE

### 191 CONVAMORE ROAD, GRIMSBY

**PURCHASE PRICE £52,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£52,000

#### 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



## 191 CONVAMORE ROAD, GRIMSBY

### PUBLIC NOTICE

Bettles, Miles and Holland are now in receipt of an offer for the sum of £58,000.00 for 191 Convamore Road, Grimsby, N.E. Lincs, DN32 9HU. Anyone wishing to place an offer on this property should contact Bettles, Miles & Holland, 15 Sea View Street, Cleethorpes, N.E. Lincs, DN35 8EU - 01472 698698 before exchange of contracts.

Bettles, Mile and Holland are pleased to offer for sale with no chain this mid terrace property which would make an ideal investment. The property is located close to the local amenities and schools in the area. The property comprises of an entrance porch, a lounge, a dining room, a fitted kitchen and a downstairs bathroom. To the first floor there are three good size bedrooms. The property benefits from u.PVC double glazing, gas central heating, low maintenance front and rear gardens.

### ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with a hardwood and glazed door into the lounge.

### LOUNGE

12'8 x 11'10 (3.86m x 3.61m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a wooden fire surround with a tiled back and a wall mounted electric fire. There is a light to the ceiling.



### DINING ROOM

12'8 x 12'9 (3.86m x 3.89m)

With a u.PVC double glazed window, a central heating radiator, stairs to the first floor accommodation and a light to the ceiling.



## 191 CONVAMORE ROAD, GRIMSBY

### KITCHEN

12'0 x 7'6 (3.66m x 2.29m)

With a range of Beech coloured base units, contrasting work surfaces and tiled splash backs. A stainless steel sink unit with chrome taps and there is plumbing for a washing machine. A u.PVC double glazed window, a tiled floor and a light to the ceiling.



### KITCHEN



### LOBBY

With a u.PVC double glazed door, a central heating radiator, a tiled floor and a light to the ceiling.

## 191 CONVAMORE ROAD, GRIMSBY

### **BATHROOM**

6'10 x 5'5 (2.08m x 1.65m)

With a white suite comprising of a panelled bath, a pedestal wash hand basin and a WC all with chrome fittings. A u.PVC double glazed window, a white ladder style radiator, fully tiled walls and floor and a light to the ceiling.



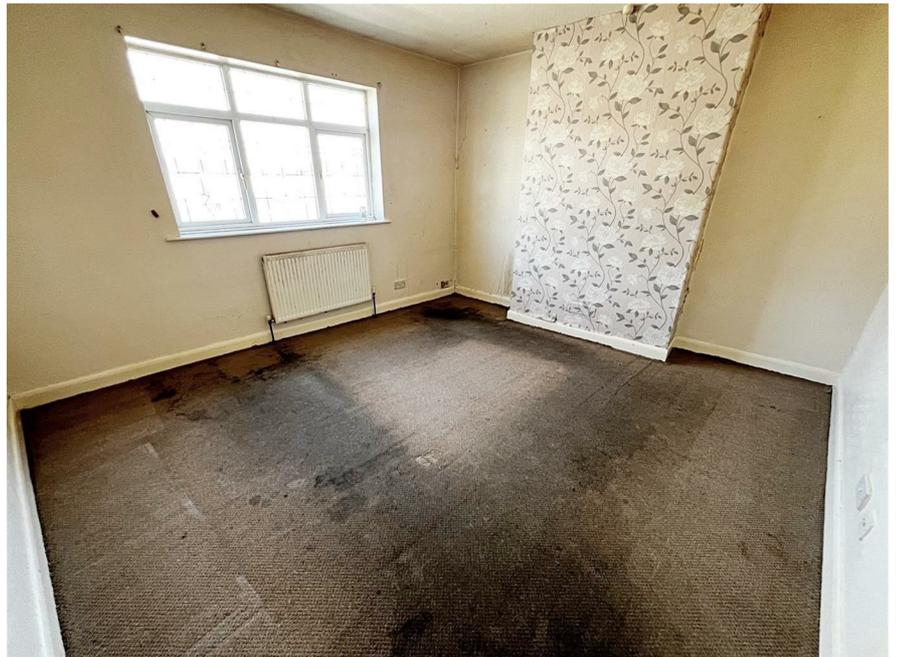
### **LANDING**

Up the stairs to the first floor accommodation where doors to the bedrooms lead off. There is a loft access and a light to the ceiling.

### **BEDROOM 1**

12'9 x 11'11 (3.89m x 3.63m)

This 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 2**

12'10 x 7'9 (3.91m x 2.36m)

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



**BEDROOM 3**

11'5 x 7'6 (3.48m x 2.29m)

This third double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator, a cupboard housing the central heating boiler and a light to the ceiling.



## 191 CONVAMORE ROAD, GRIMSBY

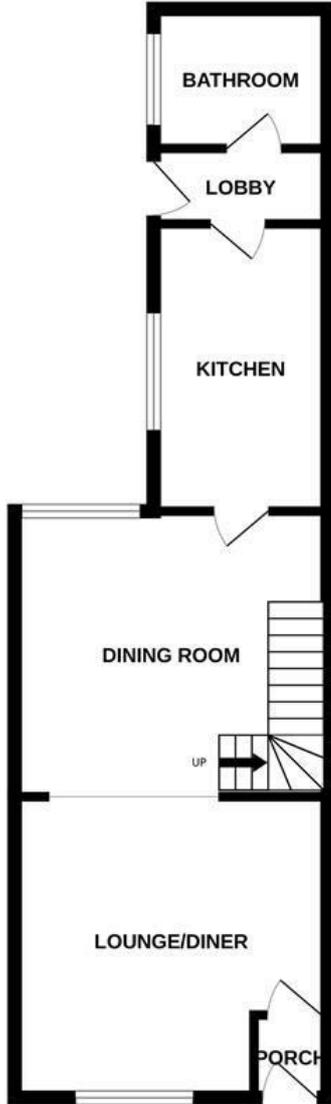
### OUTSIDE

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

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



GROUND FLOOR



1ST FLOOR



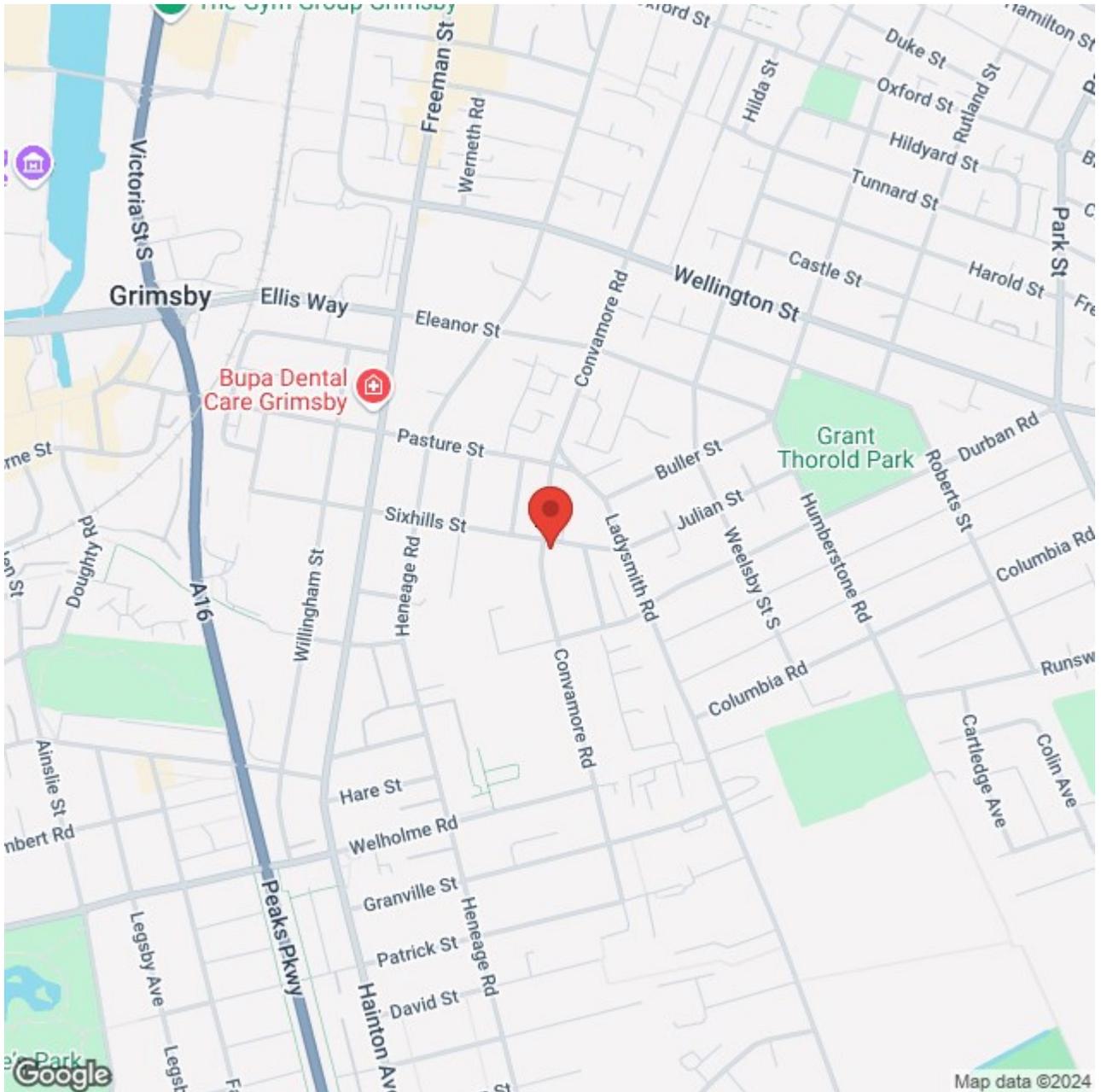
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>63</b>	<b>80</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