

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

10 KELHAM ROAD, GRIMSBY

PURCHASE PRICE £159,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£159,000

TENURE

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



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10 KELHAM ROAD, GRIMSBY

Nestled on Kelham Road in the charming town of Grimsby, this semi-detached house presents an excellent opportunity for those seeking a family home or a project to make their own. Offered for sale with no chain, this property is conveniently located near local schools and the picturesque seafront, making it an ideal choice for families and beach lovers alike.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen, along with a downstairs WC, adds to the practicality of the layout. Upstairs, you will find three comfortable bedrooms, complemented by a shower room, ensuring that the needs of a growing family are well catered for.

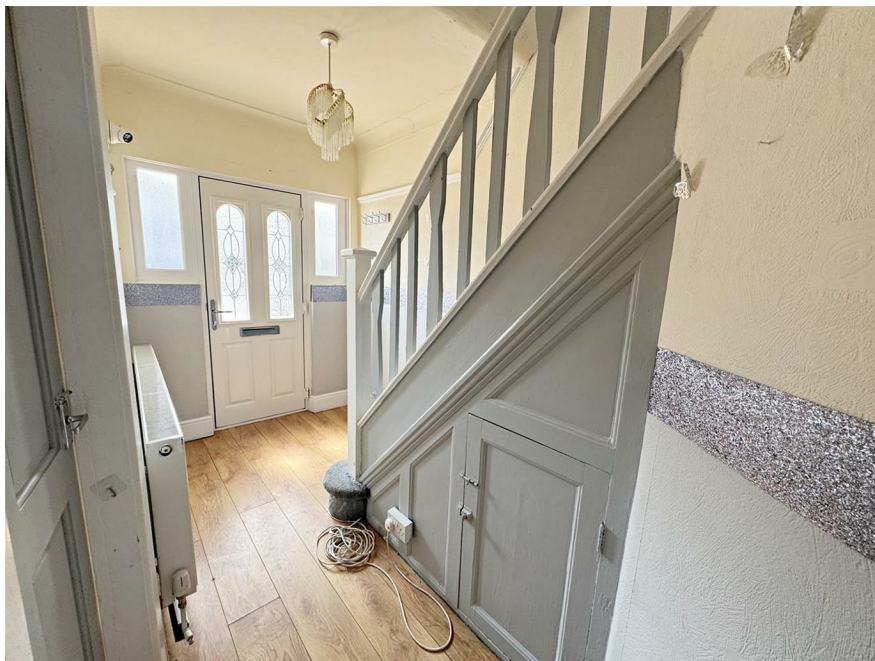
The property features a large rear garden, perfect for outdoor activities and gatherings, while the low-maintenance front garden enhances the overall appeal. With U.PVC double glazing throughout, the home benefits from improved energy efficiency and comfort.

Although the property is in need of some updating, it offers a blank canvas for potential buyers to infuse their personal style and preferences. With parking available for two vehicles, this home combines convenience with the potential for modern living.

This semi-detached house on Kelham Road is a fantastic opportunity to create a lovely family home in a desirable location. Don't miss your chance to view this property and envision the possibilities it holds.

ENTRANCE HALL

Through a composite front door with windows either side, stairs to the first floor accommodation, a central heating radiator, an under stairs cupboard, laminate to the floor, a light and coving to the ceiling.



10 KELHAM ROAD, GRIMSBY

LOUNGE

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wooden painted fire surround with a marble effect back and hearth. A central heating radiator, a light and coving to the ceiling.



DINING ROOM

The dining room with u.PVC double glazed french doors into the garden, a white fire surround with a marble effect back and hearth and a coal effect electric fire. There is a central heating radiator, laminate to the floor, a light and coving to the ceiling.



DINING ROOM



KITCHEN

The kitchen with a range of white wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit. An integral electric oven, a stainless steel extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window and door, laminate to the floor and a light to the ceiling.



KITCHEN



WC

With a toilet, a wall mounted sink with chrome taps, a u.PVC double glazed window, part tiled walls, vinyl to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window and a light to the ceiling.



SHOWER ROOM

The shower room comprising of a shower enclosure with a plumbed shower, a white vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor, a light and loft access to the ceiling.



BEDROOM 1

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



BEDROOM 1



BEDROOM 2

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



10 KELHAM ROAD, GRIMSBY

BEDROOM 3

Bedroom 3 is to the rear of the property with a u.PVC double glazed window, a wall mounted central heating boiler, a central heating radiator and a light to the ceiling.



SUMMER HOUSE

The timber framed summer house with light and power.



SUMMER HOUSE



OUTSIDE

The front garden has a fenced and hedged boundary and is open to the front, it is laid to block-paving and decorative stones for ease of maintenance.

The rear garden has a fenced boundary and is laid to pavers and lawn with established plants, bushes and trees. There is a timber shed, outside electrics and a sun canopy over the back door.

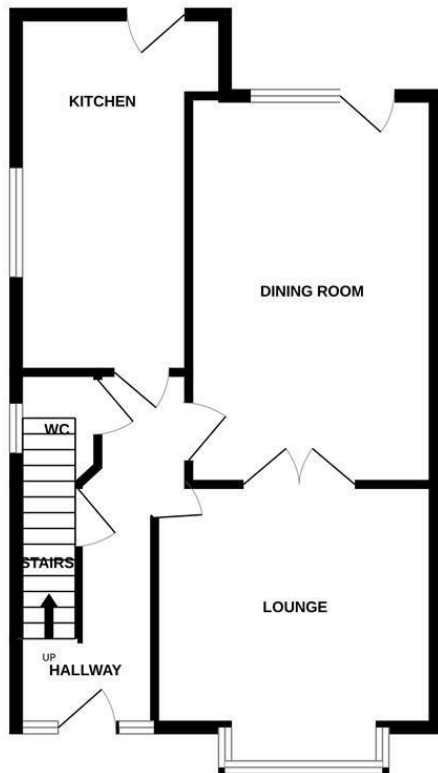


10 KELHAM ROAD, GRIMSBY

OUTSIDE



GROUND FLOOR




1ST FLOOR




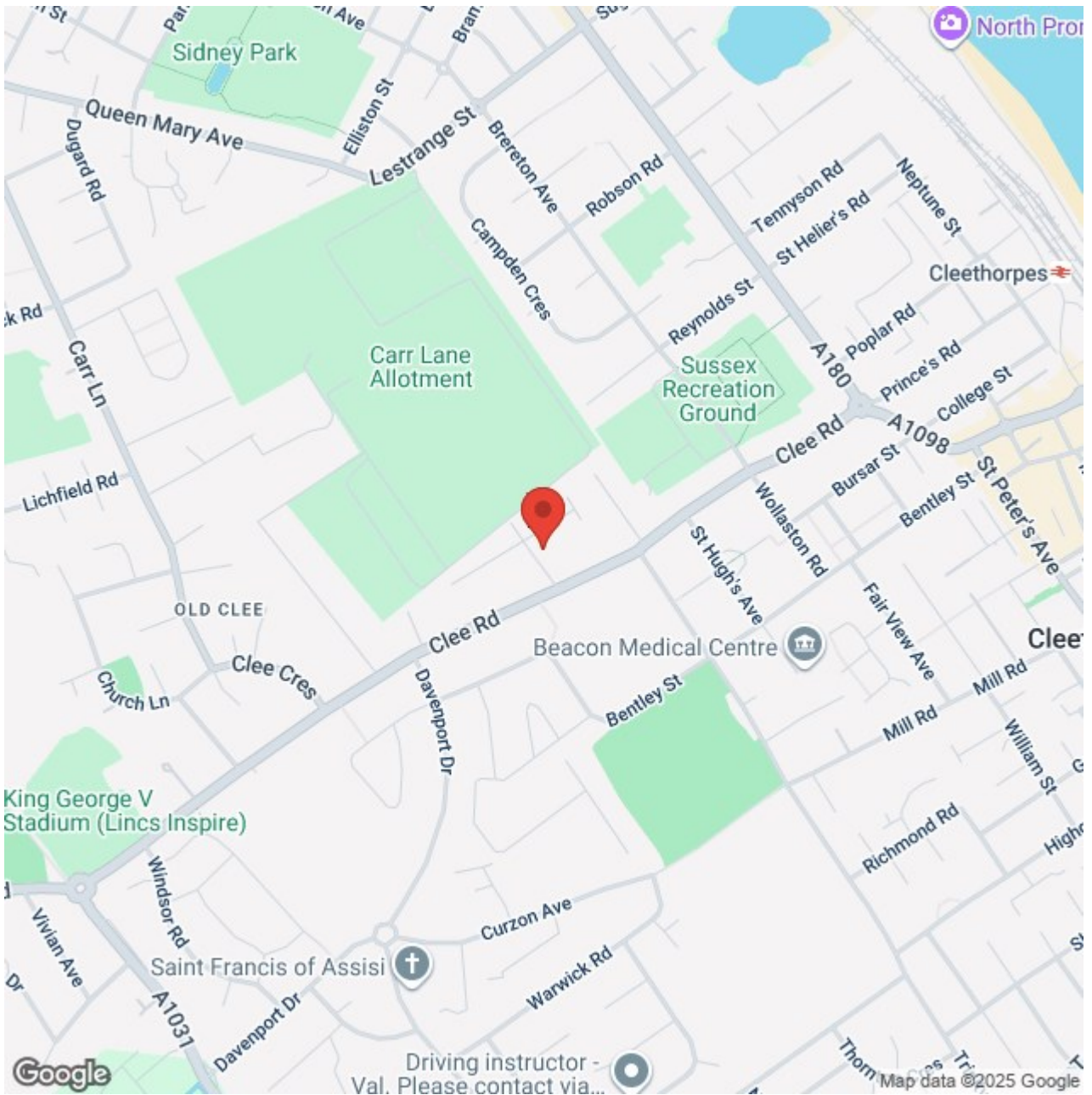
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>75</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	



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.**

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