

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

76 HAVEN AVENUE, GRIMSBY



Offered for sale with NO ONWARD CHAIN, facing the river, ready to move into and having recently undergone a full transformation and modernisation throughout. This would make an ideal purchase for the first time buyer or landlord client as its all neutrally decorated with new carpeting, kitchen, bathroom and boiler. This is a great example of one of these houses in prime condition. It benefitts from u.PVC double glazing and gas central heating. With the accommodation briefly consisting of an entrance hall, lounge stepping down into the dining room, modern kitchen, modern bathroom, 3 spacious bedroom, gardens to the front and rear. OPEN TO REASONABLE OFFERS

VIEWING

By appointment with this office

COUNCIL TAX BAND

A

NEW PURCHASE PRICE £69,950

TENURE

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



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76 HAVEN AVENUE, GRIMSBY

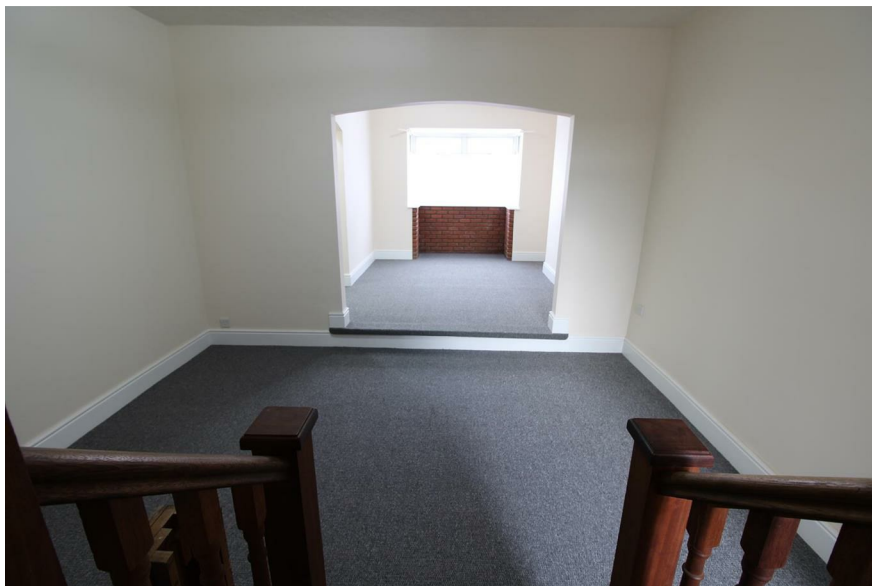
ENTRANCE HALL

The entrance hall has a u.PVC double glazed door to the front. Decorated in cream with new carpeting to the floor.

LOUNGE

13'8" x 10'6" (4.18m x 3.21m)

The lounge has a u.PVC double glazed walk in bay window to the front. This room is decorated in cream with new carpeting to the floor, central heating radiator and a step down into the :-



DINING ROOM

14'9" x 13'10" (4.50m x 4.24m)

This room has a u.PVC double glazed window to the rear. Decorated in cream with new carpeting to the floor. Central heating radiator and open tread staircase leading to the first floor accommodation.



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KITCHEN

10'9" x 9'1" (3.28m x 2.78m)

The kitchen has a u.PVC double glazed window and door to the side. Decorated in a stone colouring to the wall with PVC clad ceiling and tiling to the floor. There is a brand new range of wall and base units with roll edge worktop which incorporates a stainless steel sink, gas cooker point, plumbing for a washing machine, central heating radiator.



KITCHEN ADDITIONAL PHOTOGRAPH



KITCHEN ADDITIONAL PHOTOGRAPH



BATHROOM

It has 2 u.PVC double glazed windows to the rear. Decorated in stone with PVC cladding to the ceiling and tiling to the floor. The suite comprises of a bath with chrome mixer taps over, shower attachment and screen, vanity wash and basin, low flush toilet and chrome ladder style radiator.



**BATHROOM ADDITIONAL
PHOTOGRAPH**



FIRST FLOOR ACCOMMODATION LANDING

The landing is decorated in cream with new carpeting to the floor central heating radiator.

BEDROOM 1

13'11" x 11'11" (4.26m x 3.65m)

The main bedroom has a u.PVC double glazed window to the front. Decorated in cream with new carpeting to the floor, central heating radiator and a range of wardrobes.



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BEDROOM 2

11'1" x 10'11" (3.39m x 3.34m)

The second bedroom has a u.PVC double glazed window to the rear. Decorated in cream with new carpeting to the floor, central heating radiator.



BEDROOM 3

10'9" x 9'1" (3.28m x 2.79)

The third bedroom has a u.PVC double glazed window to the rear, decorated in cream with new carpeting to the floor. Built in cupboard housing the new boiler.



GARDENS

There is a wall and rail boundary. The rear garden within a fence and wall boundary.



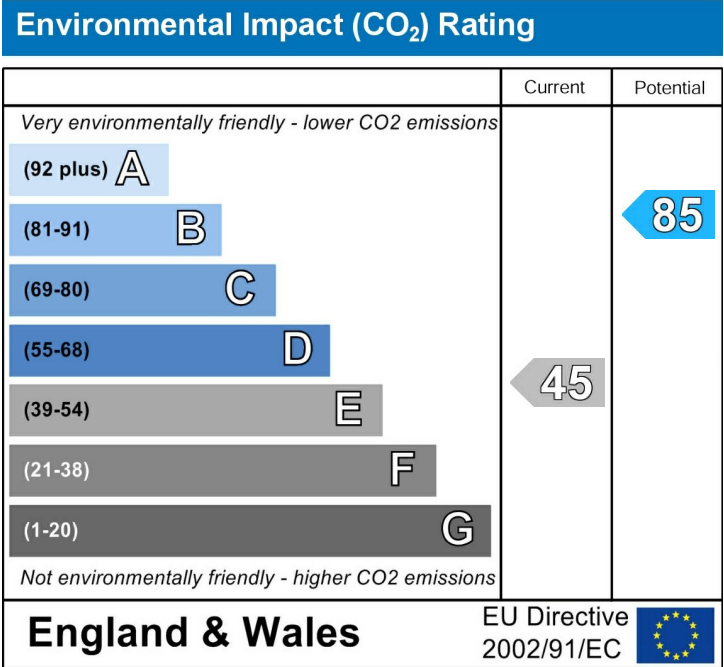
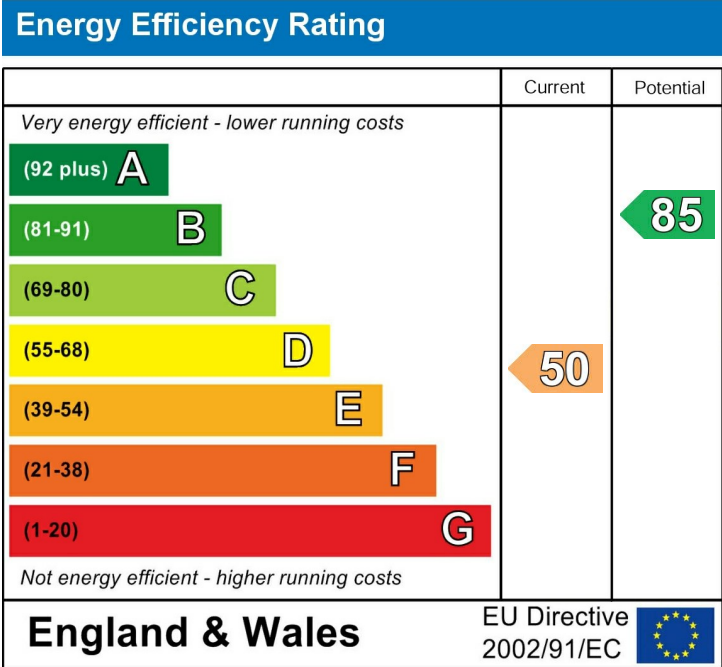
76 HAVEN AVENUE, GRIMSBY

**GARDEN ADDITIONAL
PHOTOGRAPH**



FRONT PHOTOGRAPH





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.

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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 10 per cent + V.A.T. Call us if you are interested.

MORTGAGE ADVICE

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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@personaltouch-mortgages.co.uk.

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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.

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