

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

42 WARWICK ROAD, CLEETHORPES

PURCHASE PRICE £162,500 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£162,500

TENURE

FREEHOLD



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42 WARWICK ROAD, CLEETHORPES

Situated in this ever popular location in Cleethorpes, Bettles, Miles & Holland are pleased to offer for sale a detached 2/3 bedroomed bungalow. Warwick Road is located close to local amenities and bus routes, schools and doctors surgery and is also not far from Cleethorpes town centre itself. The property is well appointed and has been well maintained throughout by its current vendor and benefits from u.PVC double glazing and gas central heating. The accommodation briefly comprises of a welcoming entrance hall, lounge, dining room/bedroom 2, fully fitted kitchen, two double bedrooms and a fitted bathroom. There are gardens to both front and rear, there is off street parking on the driveway and a detached garage to the rear. The property itself benefits from a very sunny position also.

ENTRANCE HALL

Through u.PVC obscure double doors into the entrance porch and then through an inner single glazed door with side window into the hallway. Coving and light to the ceiling and loft access also. Central heating radiator, cupboard housing the electric meter and doors leading off.



LOUNGE

16'8" x 11'1" (into bay) (5.10 x 3.40 (into bay))

This light and spacious lounge to the front with a u.PVC double glazed and leaded walk-in bay window and 2 u.PVC double glazed and leaded windows to the side aspect. Coving and light to a papered ceiling and a central heating radiator. A tiled fire surround with hearth and backing with an inset open fire. This is a light and sunny room.



ADDITIONAL LOUNGE
PHOTOGRAPH



DINING ROOM/BEDROOM THREE

11'6" x 6'10" (3.53 x 2.10)

With a u.PVC double glazed window, central heating radiator and ceiling light.



KITCHEN/BREAKFAST ROOM

11'9" x 10'2" (3.60 x 3.10)

With a range of cream soft close Shaker style units to base and wall with scroll tops and chrome door and drawer furniture, post form roll edge work surfacing, matching splash backs and a breakfast bar area. A one and half stainless steel sink unit with drainer and mixer tap, an integral hob and oven with splash back and extractor fan above. Space for a fridge/freezer and plumbing for a washing machine. U.PVC double glazed window to both rear and side aspects and a u.PVC double glazed Georgian obscure door to the rear. Central heating radiator, coving and light to a textured ceiling and vinyl to the floor.



ADDITIONAL KITCHEN/BREAKFAST ROOM



BATHROOM

6'7" x 6'0" (2.03 x 1.85)

With a white suite of panelled bath with electric shower and screen above, pedestal wash hand basin and closed couple WC. Full white tiling to walls with mosaic boarder, toweling radiator, ceiling light, extractor fan and a u.PVC double glazed obscure window.



BEDROOM ONE

12'0" x 10'10" (3.67 x 3.32)

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



42 WARWICK ROAD, CLEETHORPES

BEDROOM TWO

10'0" x 9'8" (3.05 x 2.95)

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



ADDITIONAL BEDROOM TWO



GARAGE

Through wrought iron gates and down the driveway with a walled and fenced boundary and through a wooden gate to the asbestos sectional single garage with wooden doors.

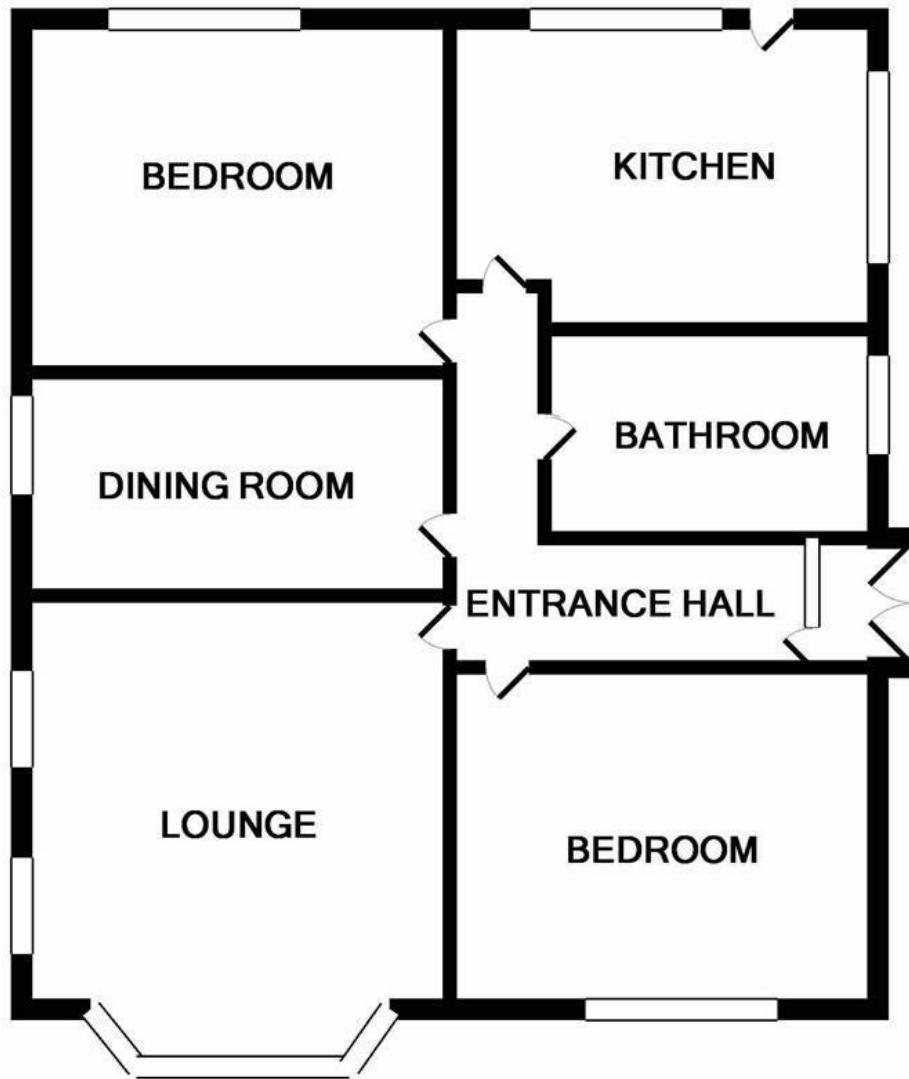
GARDENS

The front garden having a walled, gated and fenced boundary and driveway going to the garage at the rear. The front garden is laid with pavers and mature bushes and shrubs and trees. There is a pathway to the front of the property leading to a shingled pathway to the side of the property. This front garden is a very pretty garden indeed and then down the driveway and through a wooden gate you enter the rear garden, which continues to the garage and also the patio area where there is outside lighting and and outside tap. Up a step to the pathway which leads you to the rear of the garden within this walled and fenced boundary. The garden has lawned areas on either side of the pathway, there are mature borders of foliage and pretty shrubbery, there are climbers to the walls and mature trees and bushes. This is a sunny garden which is also very pretty when in colour.

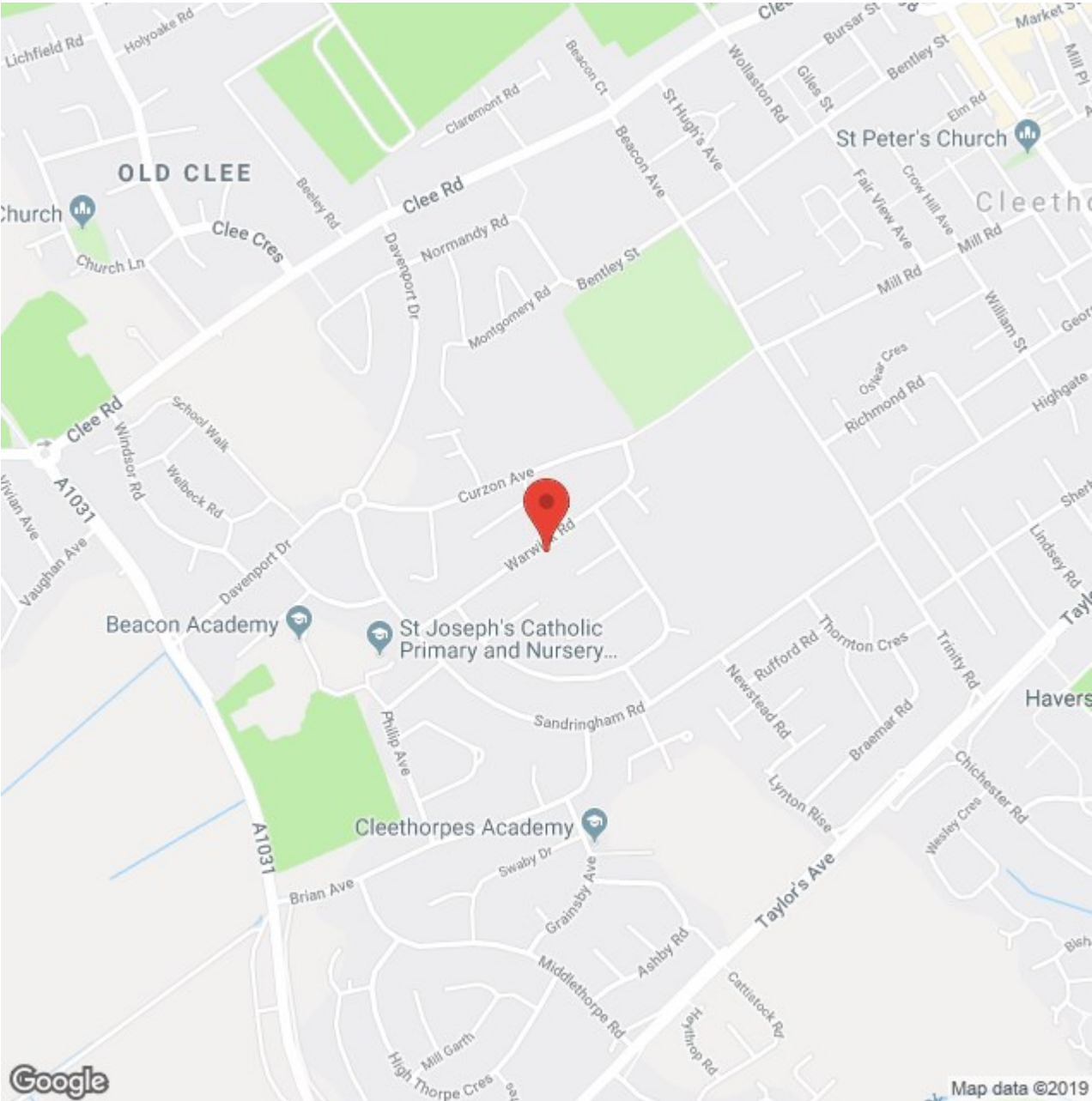
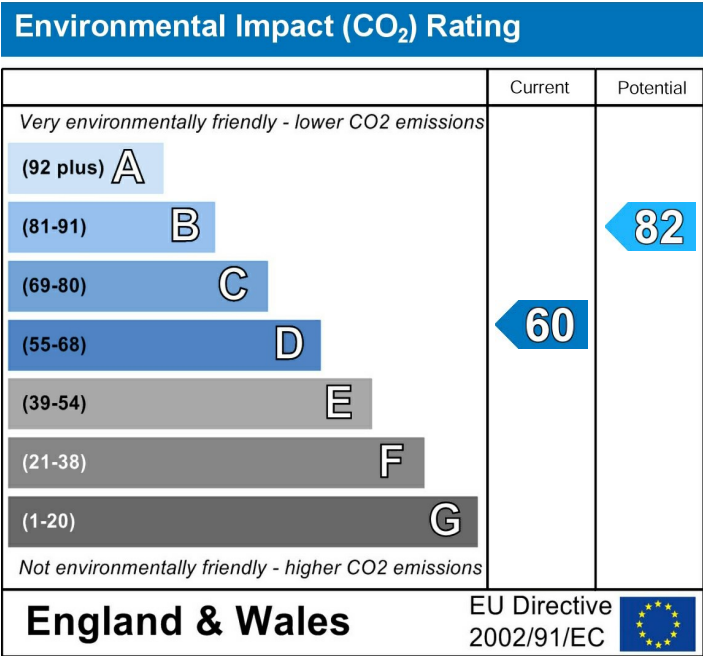
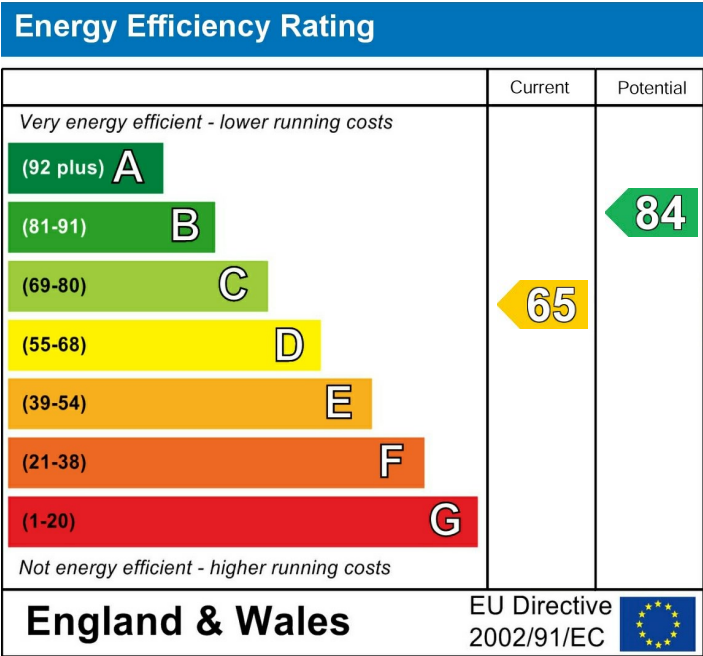


ADDITIONAL GARDENS





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ADDITIONAL NOTES

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We offer a letting/management service:-

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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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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.

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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