

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 24 MILL VIEW, WALTHAM GRIMSBY

**PURCHASE PRICE £139,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£139,000

#### TENURE

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



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Registered in England No. 4782567



## 24 MILL VIEW, WALTHAM GRIMSBY

This is a 3 bedroom semi detached property which is now ready for a programme of refurbishment. On the ground floor the entrance hall, a lounge to the front then a large dining-kitchen which has been extended to the back. Upstairs, 3 bedrooms and the bathroom. The double glazing is aluminium, framed to the most part, gas fired central heating. The gardens are not large but they are pleasant. The property occupies a corner plot in this extraordinarily popular location, just off Cheapside. No Onward Chain.

### **ENTRANCE HALL**

There is an aluminium glazed front door to the hall. In the hall a central heating radiator, coving to the ceiling, the staircase and an understairs cupboard to your left.





## 24 MILL VIEW, WALTHAM GRIMSBY

### LOUNGE

16' x 11'10" (4.88m x 3.61m)

This room is to the front with an aluminium double glazed window, a central heating radiator, coving to the ceiling, a traditional style of fireplace with an inset electric pebble effect fire.



### DINING ROOM-KITCHEN



## 24 MILL VIEW, WALTHAM GRIMSBY

### **KITCHEN AREA**

8'4" x 8' (2.54m x 2.44m)

As you come from the hall you enter the kitchen area with fitted base units and a sink unit, integrated hob, oven and plumbing for a washing machine. The central heating boiler, wall mounted here, the walls are tiled and there is an aluminum and double glazed window looking into the back garden.



### **DINING AREA**

13'6" x 8' (4.11m x 2.44m)

The dining area has been extended, two central heating radiators, a u.PVC double glazed door to the garden and u.PVC double glazed windows to the bay.

### **LANDING**

Up the stairs to the landing with a balustrade and the loft entrance. Coving and an aluminium double glazed window to the side.





## 24 MILL VIEW, WALTHAM GRIMSBY

### **BATHROOM**

With a white suite comprising of a bath with an electric shower above, pedestal wash hand basin and W.C., the walls are tiled and there is an aluminium double glazed style window here too.



### **BEDROOM 1**

11'2" x 10'3" (3.40m x 3.12m)

This is the major area of the bedroom, it is to the back of the property with an aluminium window overlooking the garden and there is also a central heating radiator and a fitted wardrobe.



### **BEDROOM 2**

12'7" x 9'2" (3.84m x 2.79m)

This bedroom is to the front of the property with an aluminium double glazed window and a central heating radiator and fitted wardrobe.



## 24 MILL VIEW, WALTHAM GRIMSBY

### **BEDROOM 3**

7'6" x 7'6" plus an additional area (2.31m x 2.29m plus an additional area )

This bedroom is to the front with an aluminium double glazed window, a central heating radiator, wardrobes and a vanity unit and drawers.

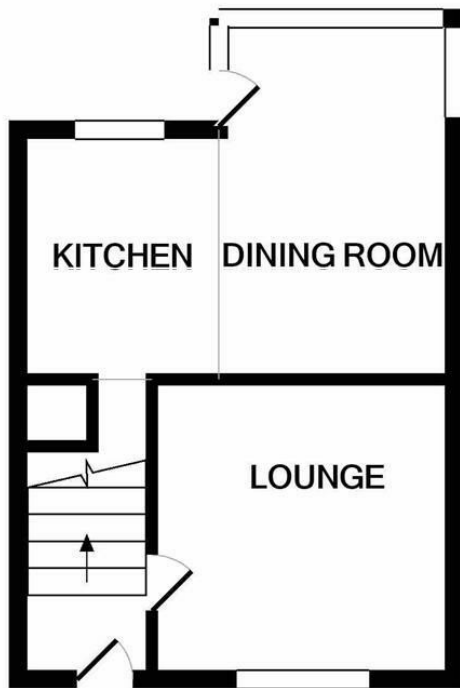
### **GARAGE**

There is a detached garage to the back of the property.

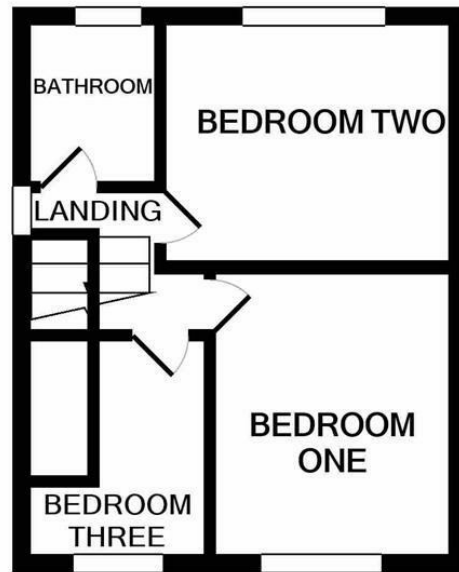
### **GARDENS**

The gardens are attractive, the front garden with trees to the side and around the wide drive which would take three vehicles. The back garden is small but attractive with pavers, flowering beds and mature trees.





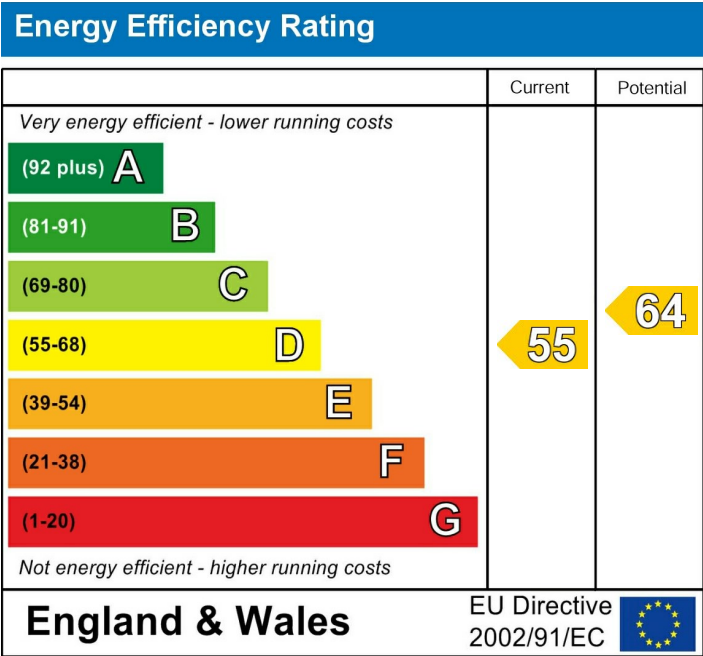
GROUND FLOOR



1ST FLOOR

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

### 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 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 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@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

***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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

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**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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