

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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To view our Properties on the Internet:

www.bmhstateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

38A STATION AVENUE, NEW WALTHAM GRIMSBY



A lovely family home with lots of living space to the ground floor, consisting of a lounge, fitted kitchen with integral oven / hob, the kitchen is open plan leading to the dining room then on to the summer room which opens out to the garden, downstairs toilet. Then upstairs there are 2 double and 1 single bedroom and a family bathroom. There is a large detached garage to the rear of the property at the bottom of a very good sized garden and to the front you have a nicely presented garden and driveway. Gas central heating and double glazing throughout.

Council Tax band C

No smoking

A holding deposit of £200.00 is payable when applying for this property



PURCHASE PRICE £925 PCM

38A STATION AVENUE, NEW WALTHAM GRIMSBY

ENTRANCE HALL

LOUNGE

EXTRA VIEW OF THE LOUNGE

FITTED KITCHEN



DINING-LIVING ROOM



VIEW OF THIS LOVELY ROOM WITH DOORS TO THE GARDEN

ANOTHER VIEW OF THE DOUBLE DOORS TO THE GARDEN



ANOTHER VIEW OF THE KITCHEN

DOWNSTAIRS CLOAKROOM



LANDING

FAMILY BATHROOM
FULL SUITE

BEDROOM 1

BEDROOM 2



BEDROOM 3

GARAGE
DOUBLE DETACHED GARAGE WITH LIGHT AND POWER

GARDENS
FRONT AND REAR GARDENS

38A STATION AVENUE, NEW WALTHAM GRIMSBY



EXTERNAL SIDE VIEW



VIEWING

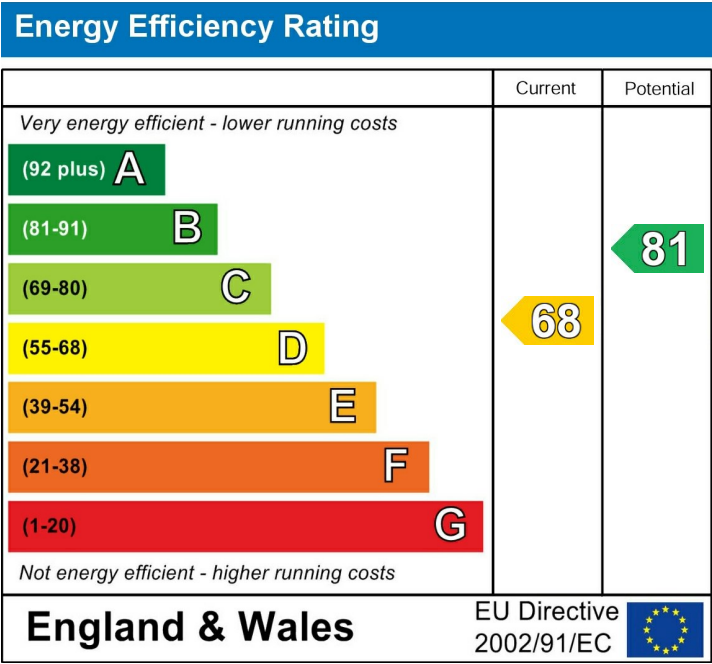
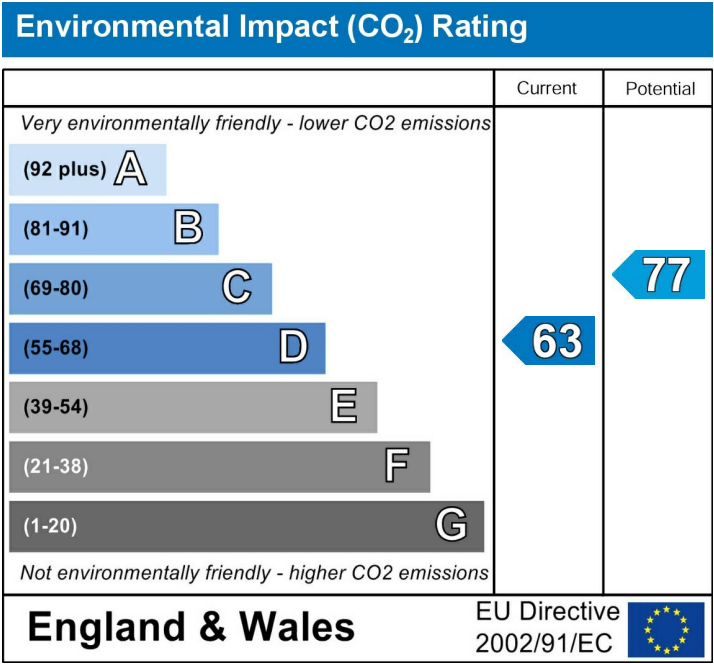
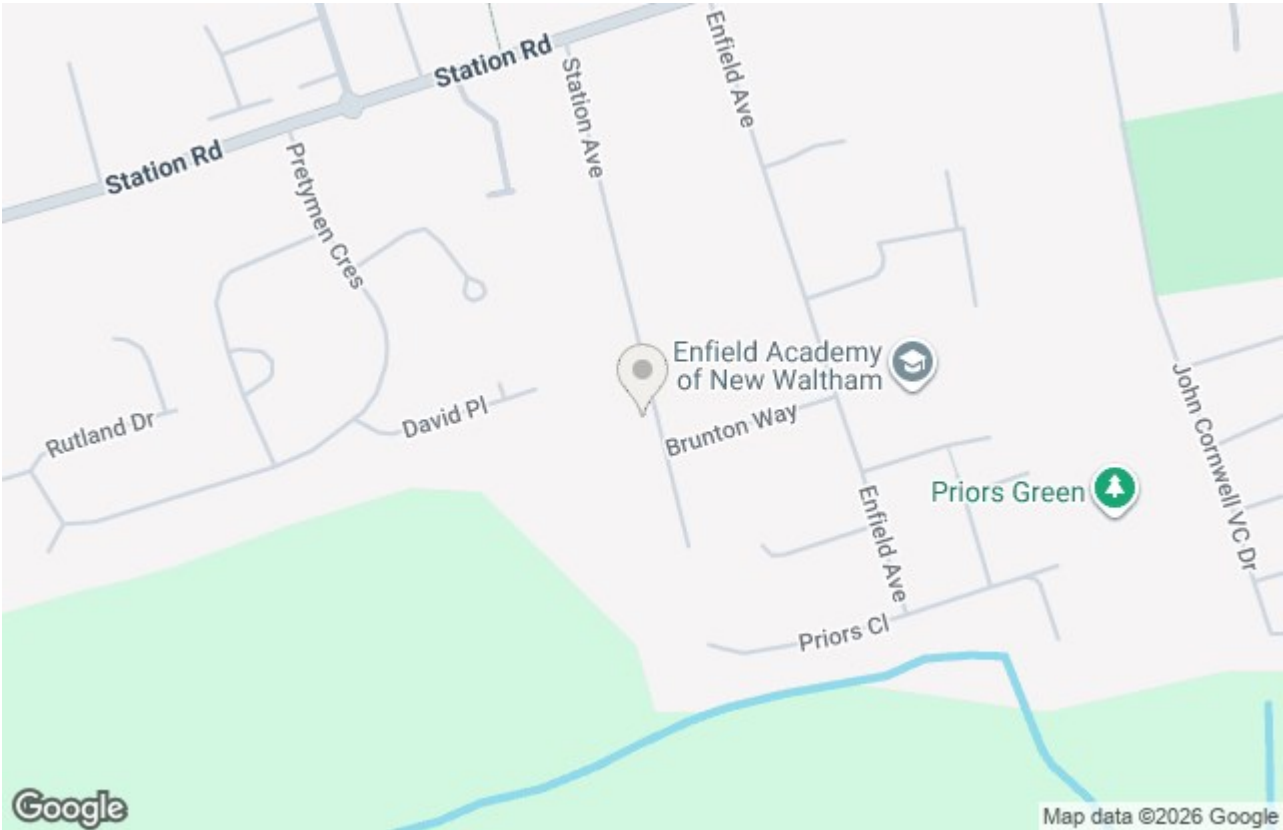
COUNCIL TAX BAND

TENURE

By appointment with this office

C

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



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 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.

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.)

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