

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU.
TELEPHONE: (01472) 691455 / 698698 FAX: (01472) 697686

email: bmhstates@aol.com

To view our Properties on the Internet:
www.bmhstateagents.com www.rightmove.co.uk
www.onthemarket.com

PROPERTY FOR SALE

62 THRUNSCOE ROAD, CLEETHORPES



This really is a lovely roomy, spacious and light property in the heart of Cleethorpes close to so many amenities from the schools, the sea front, Haverstoe Park, the shops in St. Peters Avenue, everything is just within a walk. The property offers a nice hall, two reception rooms, a large kitchen-breakfast room which is fitted in a retro style. Upstairs a modern style of bathroom, a superb master bedroom at the front and then 2 more good bedrooms. Outside, easily managed gardens to the front, very sunny rear garden. The property benefits from double glazing and gas fired central heating, all in all it would make an absolutely beautiful home for a family.

VIEWING: By apt with this office

COUNCIL TAX BAND: A

NEW PURCHASE PRICE: **£122,500**

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



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



ENTRANCE HALL

There is a canopy over the u.PVC double glazed front door to the hall. An original cornice and plaster buttress here, a central heating radiator, spelled staircase ahead, coat hooks below it and a corner meter cabinet.

LOUNGE

15' x 12'4", (4.57m x 3.76m)

This is a lovely room to the front of the property. A u.PVC double glazed walk in bay window, coving to the ceiling, a central heating radiator, an Oak style of laminate floor. The mantle with a polished Elm finish with the inset pebble style of gas fire in stainless steel on a black background. Double doors lead off to the sitting room.



SITTING ROOM

13' x 10'4" (3.96m x 3.15m)

You can either enter this room from the panelled door from the hall or through the double doors from the lounge. The oak laminate floor continues here, there is coving to the ceiling, a central heating radiator. The radiator is under the u.PVC double glazed window, in the chimney breast, an unusual recess.

DINING-KITCHEN

20' x 10'9" (6.10m x 3.28m)

From the hallway, through a multi paned door, the dining area first. A u.PVC double glazed window to the side, a central heating radiator below. Plenty of room for table and chairs here. The coving to the ceiling runs right through and around the kitchen area. The working area of this room has an extensive range of Retro units to the base and wall with post form work tops and tiled reveals. Inset stainless steel sink unit, integrated gas hob and electric oven below. A filter above. Plumbing for both washer and dishwasher, lots of room for a fridge and freezer. The central heating boiler is wall mounted. There is a u.PVC double glazed window looking into the garden and a u.PVC double glazed door to the garden path at the side, a really spacious room, great for the family.



FIRST FLOOR ACCOMMODATION

LANDING

Up the stairs to the landing with a spelled balustrade to the front portion and a loft entrance, then another loft entrance to the rear portion of the landing.

BEDROOM 1

16' x 13' (4.88m x 3.96m)

This bedroom is to the front of the property with 2 u.PVC double glazed windows, coving a central heating radiator, fitted wardrobes and drawers, it is a beautiful room.



BEDROOM 2

13' x 10'3", (3.96m x 3.12m)

With a u.PVC double glazed window, coving and a fitted cupboard.

BATHROOM

The bathroom with a modern white suite and a laminate floor. Tiled in part, the bath with central pillar tap, pedestal wash hand basin again, a pillar tap, the close coupled toilet. A chrome towelling radiator, u.PVC double glazed, obscure window to the side, an extractor and the airing cupboard with a lagged cylinder. It is a nice bathroom.



BEDROOM 3

11' x 10'5" (3.35m x 3.18m)

Another lovely room. To the back of the property with a u.PVC double glazed window, coving and a central heating radiator.



GARDENS

The front garden is walled, gated and paved and easy to maintain, the back garden with pavers forming a patio then a good area of lawn, it is walled and fenced, there is a back gate and it is extremely sunny.



ALL MEASUREMENTS STATED ARE APPROXIMATE

Energy Performance Certificate



62, Thrunscoc Road, CLEETHORPES, DN35 8TF

Dwelling type: Mid-terrace house **Reference number:** 9148-2041-7264-3155-2940
Date of assessment: 14 April 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 April 2015 **Total floor area:** 118 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

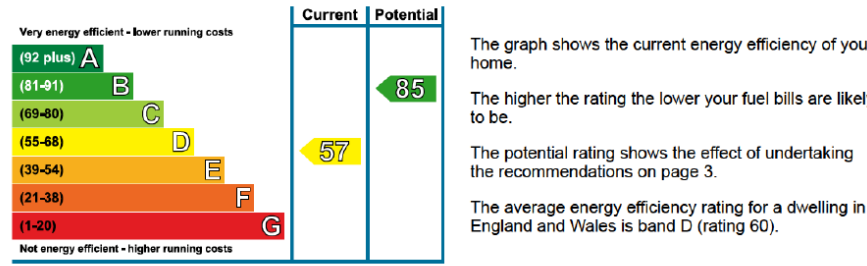
Estimated energy costs of dwelling for 3 years:	£ 4,152
Over 3 years you could save	£ 1,959

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 201 over 3 years	
Heating	£ 3,357 over 3 years	£ 1,758 over 3 years	
Hot Water	£ 513 over 3 years	£ 234 over 3 years	
Totals	£ 4,152	£ 2,193	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,182	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	✓
3 Draught proofing	£80 - £120	£ 144	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 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 10 per cent + V.A.T. Call us if you are interested ask for Quinn Needham.

FINANCIAL SERVICES

WE CAN OFFER INDEPENDENT MORTGAGE & FINANCIAL ADVICE.

With access to over 5,600 mortgages, our advisor will help you find the best mortgage to suit you.

Bettles, Miles & Holland are now able to offer truly Independent Financial & Mortgage Advice. They will act on your behalf in advising you on mortgages, Life Assurance, Pensions, or Unit Trust Products. Because your advisor is independent, he or she can advise you the products of different companies.

We are members of the Mortgage Code Compliance Board

Mortgages are not regulated by the PIA. All you have to do is call for an appointment!

STATUTORY NOTICE: YOUR HOMES 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.