

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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## PROPERTY FOR SALE

### 138 SPRINGBANK, GRIMSBY



If you take Rosevere Avenue from Cromwell Road, turn right into Springbank, you will pass by town houses then you come to the cul de sac end, where there are some semi detached houses, a couple of short rows of town houses and a couple of detached properties. The property in question is a three bedroomed semi detached house not overlooked to the front or the back, a nice entrance hall leading off a lovely lounge. Right across the back is a combined kitchen-cum dining room, it is really nicely fitted and astonishingly light. The bathroom upstairs is very attractive, all the bedrooms have wardrobes. In addition the property benefits from u.PVC double glazing throughout and gas fired central heating, the boiler was renewed only in November last year. Outside, an easily managed

front garden, a driveway to the side and then in the back garden an area of lawn and paving. Well fenced, nice and secure and with nothing behind, it is light and attracts a great deal of sun. The property enjoys a fantastic location, close to the Leisure Centre and the Golf Course, both within a walking distance as will be the brand new Grimsby Swimming Pool, when it arrives. Other amenities include shops on Cromwell Road, schools and 2 medical centres within walking distance plus an easy ride into town for shopping.

VIEWING: By apt. with this office

COUNCIL TAX BAND: B

NEW PURCHASE PRICE: **£102,450**

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



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**ENTRANCE HALL**

There is a u.PVC double glazed front door under the canopy. The hall with an oak laminate style of floor, a central heating radiator and shelf, an open tred staircase in hardwood to the first floor.



**LOUNGE**

**12' x 13'6 (3.66m x 4.11m )**

The lounge is to the front. A beautiful floor by Karndene, a u.PVC double glazed walk in bay window, tiled sills. There is coving to the ceiling and a ceiling rose, a central heating radiator then an elegant mantle with a marblesque fireplace and nicely shaped hearth and a coal effect electric fire. It is a lovely room.



**KITCHEN-DINING ROOM**

**18'3" x 9'6" (5.56m x 2.90m )**

This combined room is so well presented. First the kitchen area with units to the base and wall, slate style post form roll edge work tops, part tiled reveals. Inset stainless steel sink unit, plumbing for a washing machine, plenty of space and points for a cooker and a fridge/freezer. In this area a u.PVC double glazed window looks into the garden and a u.PVC double glazed door to the driveway at the side.

The dining area is entered under the archway from the kitchen. Coving to the ceiling, a central heating radiator below the u.PVC double glazed window to the garden. An astonishingly light part of this house.



**FIRST FLOOR ACCOMMODATION**

**LANDING**

With a railed balustrade, a u.PVC double glazed obscure window to the side. All nicely panelled doors lead off.

**BATHROOM**

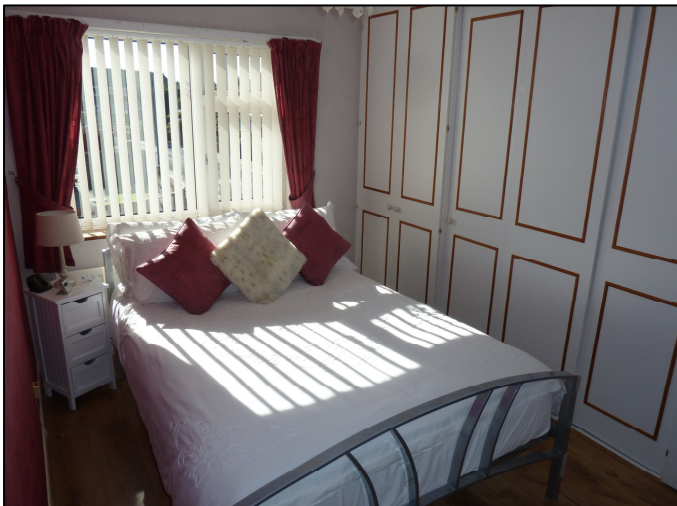
The bathroom with a white suite comprising of a bath with tiled side and an electric shower above with a shower panel. All around this area, nicely tiled. There is a pedestal wash hand basin, a close coupled toilet. The central heating radiator, a u.PVC double glazed obscure window and the loft entrance.



**BEDROOM 1**

**11'6 x 8' to the fitted wardrobes ,(3.51m x 2.44m )**

This bedroom is to the front of the property with a u.PVC double glazed window, a central heating radiator and a lovely laminate floor. The wardrobes fill the whole of one wall.





**Page 4 :**

**BEDROOM 2**

**12' x 9'8" (3.66m x 2.95m )**

This bedroom is situated to the back of the property with a u.PVC double glazed window and a really surprising outlook. There is nothing behind this house. Central heating radiator, the new Combi boiler in the airing cupboard in the corner. Fitted wardrobes.



**BEDROOM 3**

**8'6" x 8' (2.59m x 2.44m )**

This bedroom is to the front of the property with a u.PVC double glazed window and a central heating radiator. Fitted wardrobe and coving to the ceiling.



**PARKING**

There is a driveway entrance to the property and it continues along the side of the property behind double gates.

**GARDENS**

The front garden is walled and gated, there are railings, it is a shingled bed which is easy to manage and looks very nice.


The back garden through those double gates at the side, down the drive and around by the excellent garden shed, into an area which is part patio and part lawn, an ornamental slate bed, well walled and gated and fenced, there is light and power in the garden shed and an outside tap. Everything is designed for ease of maintenance.



**ALL MEASUREMENTS STATED ARE APPROXIMATE**

**EPC**

Energy Performance Certificate



**138, Spring Bank, GRIMSBY, DN34 4DB**


<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8507-5180-6829-5397-1373
<b>Date of assessment:</b> 18 July 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 July 2013	<b>Total floor area:</b> 73 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,103</b>
<b>Over 3 years you could save</b>	<b>£ 447</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 132 over 3 years	
Heating	£ 1,521 over 3 years	£ 1,302 over 3 years	
Hot Water	£ 375 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,103</b>	<b>£ 1,656</b>	

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**

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #0070C0; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4F7942; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90C040; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFD700; color: white; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FFA500; color: white; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF4500; color: white; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #DC143C; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.8em;">Current</th></tr> <tr><td style="font-size: 1.5em; color: #FFD700;">67</td></tr> </table>	Current	67	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.8em;">Potential</th></tr> <tr><td style="font-size: 1.5em; color: #4F7942;">85</td></tr> </table>	Potential	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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**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 Floor insulation	£800 - £1,200	£ 153	✔
2 Low energy lighting for all fixed outlets	£25	£ 60	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 129	✔

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](http://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.

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## **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.**

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### **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.